

#26028

KINGS POINT
MARINA

MAJOR
CONDITIONAL
USE

Additional Info Added to File #26028



June 1, 2006

Ms. Nicole Petrick - Planning Commission Coordinator
MONROE COUNTY PLANNING DEPARTMENT
2798 Overseas Highway - Suite 410
Marathon, Florida 33050-2227

via FAX & US Mail

**Re: King's Point Marina – Stock Island (MM 5)
Level III Traffic Report Review**

Dear Ms. Petrick:

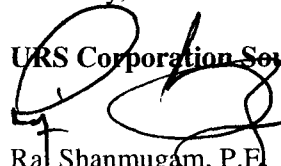
We have reviewed the traffic report prepared by *Transport Analysis Professionals, Inc.*, (TAP) for the applicant/agent *The Craig Company*. The applicant is proposing to redevelop the existing Oceanside Marina located at 5950/5970 Peninsular Avenue in Stock Island. The proposed King's Point Residences and Marina will incorporate the Oceanside Marina situated on an 8.5 acre parcel of land and an adjacent parcel of land, which is 0.96 acres; a total of 9.46 acres. According to the traffic report, the applicant is proposing to add 3,200 s.f. Restaurant/Bar, 32 Condominium Units, 8 wet boat slips, and 108 dry boat racks. According to the site plan access to the entire property will be via a gated driveway located along Peninsular Avenue, directly across from the Maloney Avenue intersection. We have also received and reviewed a copy of complete application package, which included a full-size site plan prepared by *Cortex Design* and dated March 29, 2006.

The trip generation is based on *ITE Trip Generation Manual - 7th Edition* for Land Use Code 931 (Quality Restaurant), Land Use Code 230 (Condominiums), and Land Use Code 420 (Marina). The proposed expansion is expected to add 462 average daily trips, and 36 P.M. peak hour trips to the transportation network. The average primary trip length is estimated to be 3 miles towards Key West and 12 miles towards Marathon. According to the traffic study there are four intersections along US 1 that will be affected by the primary trips generated by this project; all four intersections are signalized. They are at College Road, Cross Street, Roosevelt Boulevard, and MacDonald Avenue. All four intersections are anticipated to function adequately with and without the project trips.

A table titled Arterial Trip Assignment Summary is presented in the report. Reserve capacities for US 1 segments 1 through 9 are identified in the table and are shown to have adequate reserve capacity to accommodate the project trips. Note, segments 3 and 5 have no reserve capacity; however the number of new trips impacting these two segments is within the 5% of LOS C allocation. The secondary street, such as Maloney Avenue, which turns into MacDonald Avenue at the US 1 intersection, is projected to have adequate capacity to accommodate the additional trips. This determination is based on the capacity analysis results for the intersection, which controls the capacity of the roadway segment.

We concur with the findings of this study. However, we conclude that the site plan lacks clear sight visibility details at the access driveways and design vehicle maneuverability through the site and at the project driveway. Please request the applicant to present this information to complete the traffic study and the site plan application package. If you have any questions, please call me.

Sincerely,


URS Corporation Southern
Raj Shanmugam, P.E.
Project Manager

URS Corporation
Lakeshore Complex
5100 NW 33rd Avenue, Suite 150
Fort Lauderdale, FL 33309-6375
Tel: 954.739.1881
Fax: 954.739.1789

cc: Ms. Heather Beckmann, Senior Planner – Monroe County Planning Department

**BOARD OF COUNTY COMMISSIONERS**

Mayor Charles "Sonny" McCoy, District 3
Dixie M. Spehar, District 1
George Neugent, District 2
David P. Rice, District 4
Murray E. Nelson, District 5



SOLID WASTE MANAGEMENT
1290 SIMONTON STREET
ROOM #2-231
KEY WEST FL 33040

May 3, 2006

Mr. Craig Company
P.O. Box 970
Key West, FL, 33040

King's Pointe Marina**Major Conditional use/Development Agreement/Interlocal Agreement**

Dear Mr. Craig:

The proposed plan for your project, including demolition waste, waste reduction, and recycling, shows adequate provision for solid waste and recycling management.

Waste Management, Inc is available to assist in the set up of any additional recycling services. Please call (305) 292-4558 for assistance.

Sincerely,

A handwritten signature in cursive script that reads 'Carol A. Cobb'.

Carol A. Cobb, CPM, Sr. Administrator
Solid Waste Management

cc: Meg

Strick, Planning Commission Coordinator
Fax (x2536)



Department of Environmental Protection

Jeb Bush
Governor

South District, Marathon Branch Office
2796 Overseas Highway, Suite 221
Marathon, Florida 33050-4276
Telephone 305/289-2310
May 1, 2006

Colleen M. Castille
Secretary

Ms. Nicole Petrick, Planning Coordinator
Monroe County Planning Department
2798 Overseas Hwy., Ste. 410
Marathon, FL 33050

Re: Monroe County - ERP
Florida Keys EMA
King's Point Marina

Dear Ms. Petrick:

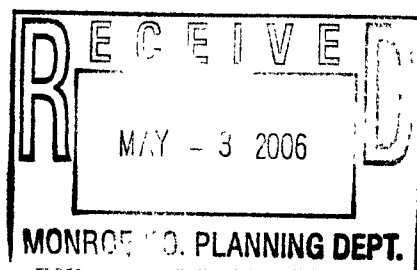
This letter is in response to a request for a letter of coordination by The Craig Company dated March 29, 2006, received by the Department March 30, 2006. A review of their submittal indicates that the proposed construction activities may require permits from the South Florida Water Management District (SFWMD).

The Department and the Water Management districts have executed Operating Agreements that divide responsibilities for processing environmental resource permit applications in accordance with the type of activity involved. This division of responsibilities is summarized in Attachment 1 of the *"Joint Application for Environmental Resource Permit/Authorization to use Sovereign Submerged State Lands/Federal Dredge and Fill Permit"* booklet.

From initial review of the submitted plans, it appears that the project involves a larger plan of development (over four upland livings units) and should be processed by the South Florida Water Management District. Enclosed is a Joint Application for Environmental Resource Permit/Authorization to use Sovereign Submerged State Lands/Federal Dredge and Fill Permit booklet. Please submit your application to the following address:

South Florida Management District
P. O. Box 24680
West Palm Beach, Florida 33416-4680

If you have any questions regarding the application you may contact Ron Peekstock of the SFWMD at (561) 686-8800. If you have any additional questions you may contact me at the letterhead address or by telephone at (305) 289-2310 or via E-mail at Darla.Jean.Williams@dep.state.fl.us.



Sincerely,

Darla Williams
Environmental Specialist II
Submerged Lands and
Environmental Resources Program

GR/dw

"More Protection, Less Process"

Printed on recycled paper

A128

TRANSMITTAL

- ☐ VIA FAX
- ☒ VIA MAIL
- ☐ VIA HAND DELIVERY
- ☐ VIA FEDERAL EXPRESS
- ☐ VIA EMAIL

Date: April 28, 2006

To: Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway
Marathon, Florida 33050

From: Jodell Roberts, Planning Technician

CC: file

Subject: King's Pointe Marina – Major Conditional Use/Development Agreement/
Interlocal Agreement

Message:

Enclosed are copies of coordination letters from Florida Keys Aqueduct Authority and Solid Waste Management (including our response) for the project.

The Craig Company

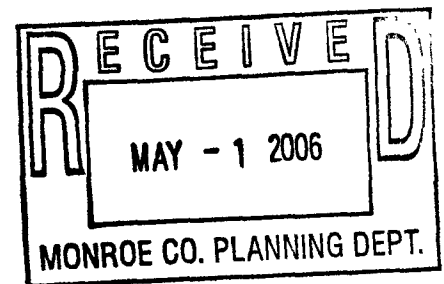
Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525

E-mail: jodell@craigcompany.com



Transmitting

- ☐ Correspondence
- ☐ Prints
- ☐ Other: Materials

Reply Immediately

- ☐ By fax
- ☐ By phone
- ☐ By letter
- ☐ By express delivery

A128

TRANSMITTAL

- ☒ VIA FAX 292-4554
- ☒ VIA MAIL
- ☐ VIA HAND DELIVERY
- ☐ VIA FEDERAL EXPRESS
- ☐ VIA EMAIL



FAXED

4/28/06

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515

Fax: 305/292-1525

E-mail: jodell@craigcompany.com

Date: April 28, 2006

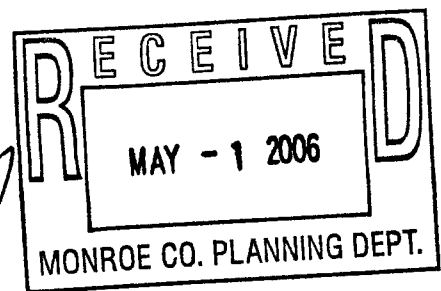
To: Solid Waste Management
1100 Simonton Street, Room 2-231
Key West, Florida 33040
Attn: Maria

From: Jodell Roberts, Planning Technician

CC: King's Pointe Marina, LLC
file

813-663-0403

Subject: King's Pointe Marina – Major Conditional Use/Development
Agreement/Interlocal Agreement



Message:

In reference to Carol Cobb's March 30, 2006 letter requesting how demolition/construction waste disposal will be handled for the project, the response is that it will be handled by the owner/developer's building contractor.

Please let us know if there is anything else with which we can assist you in the coordination of this project.

Transmitting

- ☐ Correspondence
- ☐ Prints
- ☐ Other: Materials

Reply Immediately

- ☐ By fax
- ☐ By phone
- ☐ By letter
- ☐ By express delivery



BOARD OF COUNTY COMMISSIONERS
Mayor Charles "Sonny" McCoy, District 3
Mayor Pro Tem Murray E. Nelson, District 5
George Neugent, District 2
Dixie M. Spehar, District 1
David P. Rice, District 4

Solid Waste Management
1100 Simonton Street, Room 2-231
Key West, FL 33040



March 30, 2006



Mr. Donald L. Craig
The Craig Company
P.O. Box 970
Key West, FL 33041-0970

Re: King's Point Marina
Major Conditional Use/Development Agreement/Inter-local Agreement

Dear Mr. Craig:

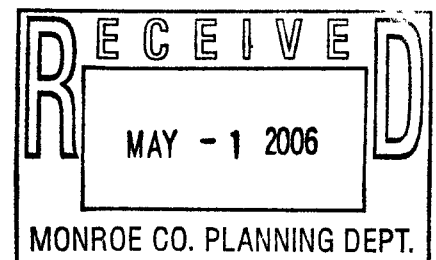
The proposed plan for your project does not include demolition/ construction waste disposal. Please advise how this is being handled, and who is collecting this material.

Waste Management Inc. is available to assist with a recycling program. They may be reached at 305-296-8297

Sincerely,

Carol A. Cobb, CPM, Sr. Administrator
Solid Waste Management

CAC/meg





Florida Keys Aqueduct Authority

Post Office Box 1239
1100 Kennedy Drive
Key West, Florida 33041-1239
Telephone (305) 296-2454
www.fkaa.com



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Chairman
Key West
Mary L. Rice
Vice Chairman
Marathon
Harry E. Cronin
Secretary/Treasurer
Key Largo

Elena Z. Herrera
Rockland Key

Rose Dell
Big Pine Key

James C. Reynolds
Executive Director

April 3, 2006

Donald Craig
The Craig Company
P.O. Box 970
Key West, FL 33041-0970

RE: Existing FCAA Account # 2320-023490
Proposed Marina Addition - 5950/5970 Peninsular Ave., Stock Island

Dear Mr. Craig:

Our records indicate that there is an 8" water main located in front of the above referenced site at the end of Maloney Ave. and it appears adequate to serve this project. However a final determination cannot be made until a complete set of Architectural and Civil plans have been reviewed.

Should you have any questions or require any further information please feel free to ask.

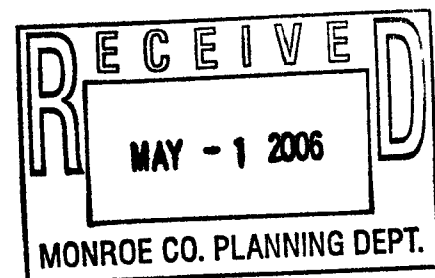
Sincerely Yours,

FLORIDA KEYS AQUEDUCT AUTHORITY

Edgar F. Nicolle, Jr.
Distribution Design Manager

EFN/cma

cc: Margaret Gil, Customer Service Manager K.W.
Kip Waite, Administrative Assistant/SDF



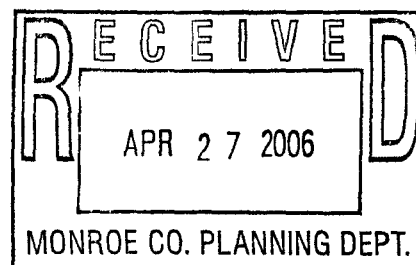


SOUTH FLORIDA WATER MANAGEMENT DISTRICT

3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06

Environmental Resource Regulation
April 25, 2006



Ms. Nicole Petrick, Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Dear Ms. Petrick:

Subject: King's Point Marina, Stock Island, Monroe County

District staff has reviewed the information submitted on March 31, 2006 regarding the above referenced project. Based on the submitted information, it appears that an Environmental Resource Permit will be required. If you wish to schedule a pre-application meeting to discuss the project and permitting requirements, please contact this office.

Sincerely,

A handwritten signature in black ink, appearing to read "C. de Rojas".

Carlos de Rojas, P.E.
Senior Supervising Engineer
Surface Water Management Division

CDR/rp

c: City of Key West Engineer
Monroe County Engineer
Ed Koconis – Monroe County Planning Department

GOVERNING BOARD

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Lennart E. Lindahl, P.E.
Harkley R. Thornton
Malcolm S. Wade, Jr.

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Carol Ann Wehle, *Executive Director*

**BOARD OF COUNTY COMMISSIONERS**

Mayor Charles "Sonny" McCoy, District 3
Dixie M. Spehar, District 1
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David P. Rice, District 4
Murray E. Nelson, District 5



SOLID WASTE MANAGEMENT
1100 SIMONTON STREET
ROOM #2-231
KEY WEST FL 33040

April 7, 2006

The Craig Company
P.O. Box 970
Key West, FL, 33040

Re: Stevenson Property on Big Coppitt Key

Dear Mr. Craig:

The proposed plan for your project, including demolition waste, waste reduction, and recycling, shows adequate provision for solid waste and recycling management.

Waste Management, Inc. is available to assist in the set up of any additional recycling services. Please call 305-296-8297 for assistance.

Sincerely,

A handwritten signature in cursive script, reading 'Carol A. Cobb'.

Carol A. Cobb, CPM, Sr. Administrator
Solid Waste Management

cc: Nicole Petrick, Planning Commission Coordinator
via fax (x2536)

The Craig Company

TRANSMITTAL

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

- ☒ VIA FAX
☐ VIA MAIL
☐ VIA HAND DELIVERY
☐ VIA FEDERAL EXPRESS
☐ VIA EMAIL

Mailing address: P. O. Box 970
Key West, FL 33041-0372

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Date: 04.10.06

To: Nicello Patrick

From: [Signature]

CC: _____

Subject: Key's points Fee / Application

Message: Nicello -

We figured the Fee thusly:	
May. Cond. Use	\$ 6020 -
Dev. Agent	\$ 8030 -
Newspaper Advert.	\$ 245 -
Tech Fee	\$ 20 -
Outstanding Charges	\$ 426 -
TOTAL	\$ 15541

We sent \$ 15538 - I have no idea why.

Transmitting

- ☐ Correspondence
☐ Prints
☐ Other _____

Reply Immediately

- ☐ By fax
☐ By phone
☐ By letter
☐ By express delivery

Page 1 of 2

TRANSMITTAL*The Craig Company*

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
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Mailing address: P. O. Box 970
Key West, FL 33041-0372

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515

Fax: 305/292-1525

E-mail: don@craigcompany.com

- ☐ VIA FAX
☐ VIA MAIL
☐ VIA HAND DELIVERY
☐ VIA FEDERAL EXPRESS
☐ VIA EMAIL

Date: _____
To: _____
From: _____
CC: _____
Subject: _____

Message: IF we need additional fees,
is it for surrounding property owners to help
on long term? Or for ??
Pls. let me know, and we'll get it
to you asap.

Transmitting

- ☐ Correspondence
☐ Prints
☐ Other _____

Reply Immediately

- ☐ By fax
☐ By phone
☐ By letter
☐ By express delivery

Page _____ of _____



Florida Department of Transportation

JEB BUSH
GOVERNOR

District 6 Permit Office
1000 N.W. 111 Avenue, Room 6207
Miami, Florida 33172-5800
Telephone (305) 470-5367
Fax (305) 470-5443

DENVER J. STUTLER, JR.
SECRETARY

April 3, 2006

Ms. Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, Florida 33050

Dear Ms. Petrick:

SUBJECT: King's Point Marina
Major Conditional Use/Development Agreement/Inter-Local Agreement

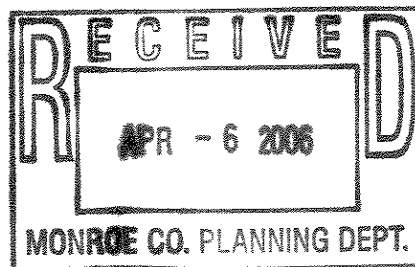
The Department has reviewed the information recently submitted for the above referenced project. Please be informed that the portion submitted of your proposed site at the above-mentioned location does not require a permit from the Department.

Please contact the appropriate governing entity for your permitting request. If you have any further questions, please contact me at (305) 470-5367.

Sincerely,

Ali Al-Said, P.E.
District Permits Engineer

Cc. Walter M. McDowell, Jr.
File



**End of Additional Information File
#26028**

M

A128 King's Pointe Marina

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

TO: Aref Joulani, Director of Planning
Monroe County Planning Department
FROM: Donald Leland Craig, AICP
DATE: April 3, 2006
RE: King's Pointe Marina Application
CC: Tom Willi, Everett Atwell, Tim Koenig

**Mailing address: P. O. Box 970
Key West, FL 33041-0372**

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Aref –

I have enclosed with this memorandum a copy of our application for development approval for the redevelopment of the Oceanside Marina into a mixed project consisting of market rate residential units together with a re-configured marina consisting of new boat barns, new boat slips and new marina support facilities. The project will rely on the County's approval of a development agreement, a major conditional use as well as an inter-local agreement with the City of Key West. The purpose of the latter is to provide a vehicle for the transfer of 32 market rate ROGO exempt units, which the developer of the property, KPM LLC, owns in the City of Key West. In a settlement agreement with FDCA the owner is allowed to transfer the units off site.

An integral part of the redevelopment program is the construction of 45 units of affordable housing at the Lazy Lakes. The developers of KPM are principals in the ownership of Lazy Lakes and have proposed a development agreement, which will enable the construction of the units there as a result of being able to develop the market rate units at the marina and having the ability to later transfer the remainder (55) of the 100 units at Lazy Lakes.

We based our application on some of the data we reviewed at our pre-application meeting of June 16, 2005. However, we corrected some of the references in the letter of understanding dated August 22, 2005, and have no component of the project, which includes Big Pine Key.

I would like to review the details of the application with you and staff next week if possible to answer any questions before we got to DRC. I will of course be meeting with the City of Key West Planning Director shortly to go over the inter-local agreement with him. Please call me if you have any questions

MONROE COUNTY AUTHORIZATION FORM

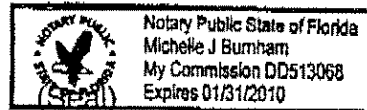
To Whom It May Concern:

Marina, LLC, I, Derek Parker, the Manager of King's Pointe
do hereby authorize Donald L. Craig and The Craig Company to act on
my behalf in all matters pertaining to an Application for an
_____ for property known as _____
_____ located _____, Monroe County, Florida with RE # ;

King's Pointe Marina, LLC 4-3-06
(Name of client) Date

Subscribed and sworn to (or affirmed) before me on April 3, 2006 (date) by
Derek Parker the Manager of
King's Point Marina LLC, (name/title of affiant, deponent or other
signer). He/she is personally known to me or has presented
_____ as identification.

Michelle J Burnham
Notary's Signature



MICHELLE J. BURNHAM Name of Acknowledger typed or printed

King's Pointe Residences and Marina



Application
Major Conditional Use
Development Agreement
Inter – Local Agreement

March 2006



The Craig Company

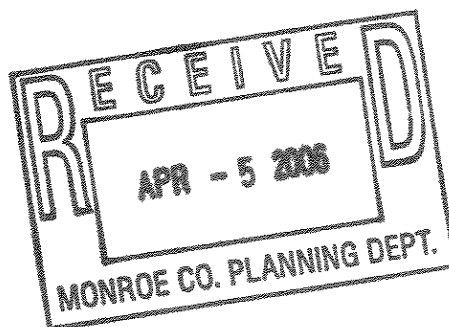
Table of Contents

Conditional Use Application and Development Agreement Application

Project Overview	1
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➤ Community Impact Statement	24

Appendices

1. Site Survey (folded map)
2. Site Plan (folded plan)
3. Tier Map
4. Drainage Plan (folded map)
5. Architectural Building Elevations and Floor Plan
6. Traffic Impact Analysis (attached report)
7. Development Agreement
8. Inter-local Agreement
9. Surrounding Property Owners Map
10. Proof of Ownership – Deeds
11. Occupational Licenses
12. Letters of Coordination
13. Property Record Cards
14. Lazy Lakes Survey
15. Lazy Lakes Aerial Photograph
16. Resolution No. P52-97
17. Development Order #12-96





MONROE COUNTY PLANNING DEPARTMENT APPLICATION FOR DEVELOPMENT APPROVAL

Application Fee: Major Conditional Use \$6,020.00 Minor Conditional Use \$4,570.00

Please note: These fees also apply to any Amendments to a Conditional Use

\$50.00 Fire Marshal Fee

\$245.00 for each newspaper advertisement x 3

\$3.00 for each property owner noticed

\$20.00 technology fee for records conversion, storage, and retrieval

ALL APPLICATIONS MUST BE **DEEMED COMPLETE AND IN COMPLIANCE** WITH THE MONROE COUNTY CODE BY THE PLANNING STAFF **PRIOR** TO THE ITEM BEING SCHEDULED (SEE PAGE FOUR.)

1) Applicant Name: Kings Pointe Marina LLC

MailingAddress: 1115 Marbella Plaza Drive, Tampa, Florida 33610

Phone Number:(Home)_____ (Work) 813-663-0401 (Fax) 813-663-0403

2) Agent Name/Title: The Craig Company, Donald L. Craig

Mailing Address: P.O. Box 970, Key West, Florida 33041

Phone Number:(Home)_____ (Work) 305-294-1515 (Fax) 305-294-1515

3) Property Owner(s): Kings Pointe Marina LLC

Mailing Address: 1115 Marbella Plaza Drive, Tampa, Florida 33610

Phone Nmber: (Home)_____ (Work)_ 813-663-0401 _ (Fax) 813-663-0403

4) Legal Description of Property:

Street Address: 5950 and 5970 Peninsular Avenue, Stock Island, Florida

Lot: Lots 1, 2, & 3, & Adj Bay Bottom, Square 60; Part Lots 1, 2, & 3 & Adj Bay Bottom, Square 61
Part Maloney Ave vacated & filled bay bottom adj to Maloney Ave, & Part Adj Parcel; Unit J-4, J-6, J-9,
J-11, J-12, & 5/52% Common Elements Oceanside East Dry Storage Condominium

Subdivision: __Maloney_____

If in metes and bounds, attach legal description on separate sheet.

Key: Stock Island_____ MM: intersection of Peninsular & Maloney Avenue

Real Estate (RE) Number(s): RE# 00127440-004400 through 00127440-009600; RE# 00127420-000000; RE# 00127420-000100

5) Land Use District(s): Mixed Use (MU)

6) Present use of the property: marina & 22 condominium units

7) Proposed use of the property: Demolition of existing structures, except some of existing docks, 22,000 sq. ft. boat barn, restaurant & 22 condos (which are not part of this application). Construction of 32-unit vacation village multi-family homes, with resort amenities, including restaurant, dock facilities building, 2 new boat barns & small storage area.

8) Gross floor area in square feet (Non-residential uses): 83,056 sq. ft.

9) Number of residential units to be built: 32

10) Number of affordable or employee housing units to be built: 45 units at Lazy Lakes

11) Number of hotel-motel, recreational vehicle, institutional residential or campground

units to be built per type: N/A

12) Has an application been submitted for this site within the past two years? no

13) If yes, name of the applicant and date of application: _____

I certify that I am familiar with the information contained in this application, and that to the best of my knowledge such information is true, complete and accurate.

[Signature]
Signature of Applicant or Agent

4-3-06

Date

Sworn before me this 3rd day of April, 2006 A.D.



Karen D. Werner
Commission # DD531904
Expires July 1, 2010
Bonded Troy Fair Insurance Inc. 800-385-7019

[Signature]
Notary Public
My Commission Expires _____

MONROE COUNTY ***LIVE***

Page 1 of 1

MISCELLANEOUS RECEIPT

RECEIPT # : 86755

PRINT DATE : 06/06/2006

RECEIPT DATE : 06/07/2006

PRINT TIME : 15:11:53

OPERATOR : tedescod

COPY # : 1

RECEIVED BY : tedescod

CASH DRAWER: 2

REC'D. FROM : KINGS POINTE MARINA

UDF 106.1 :

UDF 106.2 :

NOTES : 2 APPS/MAJOR & DEV.AGREETMNT.

FEE ID	AMOUNT	THIS RCPT	BALANCE
FM	50.00	50.00	0.00
RESEARCH-2	40.00	40.00	0.00
ZONING -1	353.00	353.00	0.00
ZONING-022	8830.00	8830.00	0.00
ZONING-031	1470.00	1470.00	0.00
TOTALS:	10743.00	10743.00	0.00

METHOD OF PAYMENT	AMOUNT	NUMBER
CHECK	1225.00	1405
CHECK	15538.00	1388
TOTAL RECEIPT :	16763.00	

BRANCH BANKING AND TRUST COMPANY
KEY WEST, FLORIDA

1388

63-9138/2631
20869

3/28/2006

**15,538.00

\$

BRANCH BANKING AND TRUST COMPANY
KEY WEST, FLORIDA

1405

63-9138/2631
20869

4/26/2006

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA, FL 33619
PH (813)663-0401 FAX (813)663-0403

PAY TO THE ORDER OF Monroe County Planning Dept

\$ **1,225.00

One Thousand Two Hundred Twenty-Five and 00/100*****

DOLLARS

Monroe County Planning Dept
2798 Overseas Hwy
Marathon, FL 33050

MEMO Major cond use

Deuk Park

001405 2631913870145396247

ATTACHMENT A

The following is a list of required documents for conditional use approval. To determine whether an item is appropriate to a particular application, please contact the Planner and Biologist reviewing your application.

- ☒ PROOF OF OWNERSHIP: deed, lease or pending sale contract.
- ☒ LOCATION MAP showing where the project is located on the Key. This enables people to easily find the project
- ☒ PHOTOGRAPHS of site from the main adjacent road. A recent aerial photograph with property boundaries delineated may be substituted.
- ☒ SEALED AND SIGNED SURVEY by a Florida registered surveyor. The survey should include elevations and location of all existing structures, paved areas, location of all utility structures, bodies of water, docks, piers, mean high water line, acreage by Land Use District and acreage by habitat.
- ☐ VEGETATION SURVEY or Habitat Evaluation Index, if applicable, prepared by a biologist qualified by the Monroe County Environmental Resources Department.
- ☐ ENVIRONMENTAL DESIGNATION SURVEY and COMMUNITY IMPACT STATEMENT (Major Conditional Uses only).
- ☒ SITE PLAN prepared by a Florida registered architect, engineer or landscaped architect at a standard engineering scale as appropriate for the size and shape of the project
INCLUDING BUT NOT LIMITED TO:
- ☐ Property lines and mean high-water shoreline and outside dimensions of the entire parcel;
 - ☐ All areas and dimensions of existing and proposed structures;
 - ☐ Adjacent roadways and uses of adjacent property;
 - ☐ Setbacks as required by the Land Development Regulations;
 - ☐ Parking (including handicap parking) and loading zone locations and dimensions;
 - ☐ Calculations for open space ratios, floor area ratios, density and parking;
 - ☐ Outdoor lighting location, type, power and height;
 - ☐ Extent and area of wetlands, open space areas and landscape areas;
 - ☐ Location of solid waste separation, storage and removal;
 - ☐ Type of ground cover such as asphalt, grass, pea rock;
 - ☐ Sewage treatment facilities;
 - ☐ Existing and proposed fire hydrants or fire wells;
 - ☐ Location of bike racks (if required);
 - ☐ Flood zones pursuant to the Flood Insurance Rate Map (FIRM);
 - ☐ Adjacent Land Use Districts.
- ☒ FLOOR PLANS at an appropriate standard architectural scale including handicap accessibility features;
- ☒ LANDSCAPE PLANS at the same scale as the site plan. May be on a separate plan or shown on the site plan. **INCLUDING BUT NOT LIMITED TO:**
- ☐ Building footprints, driveways, parking areas and other structures;
 - ☐ Open space preservation areas;
 - ☐ Size and type of buffer yards including the species, size and number of plants;
 - ☐ Parking lot landscaping including the species, size and number of plants;

Existing natural features;
Specimen trees, or threatened and endangered plants to be retained and those to
be relocated or replaced;
Transplantation plan (if required).

- ☒ CONCEPTUAL DRAINAGE PLAN with drainage calculations prepared by a registered engineer at the same scale as the site plan: The plan must show existing and proposed topography, all drainage structures, retention areas and drainage swales, and existing and proposed permeable and impermeable areas.
- ☒ ELEVATION DRAWINGS of all proposed structures with the elevations of the following features referenced to NGVD: Existing grade, finished grade, finished floor elevations (lowest supporting beam for V-zone development), roofline and highest point of the structure.
- ☒ TRAFFIC STUDY prepared by a licensed traffic engineer.
- ☒ CONSTRUCTION MANAGEMENT PLAN (State how impacts on nearshore water and surrounding property will be managed - i.e. construction barrier, hay bales, flagging, etc.).
- ☒ CONSTRUCTION PHASING PLAN.
- ☒ TYPED NAME AND ADDRESS MAILING LABELS of property owners within a 300 feet radius of the subject property. This list should be compiled from the current tax rolls located in the Property Appraiser's Office. Also, please provide the listing of the names, subdivision name, lot and block # and the RE #'s for each address and note those that are adjoining the property. Adjoining lots are not disrupted by a canal or street. When a condominium is adjoining the property within the three hundred (300) feet, each unit owner must be included.

All Applications require sixteen (16) copies of all blueprints.

LETTERS OF COORDINATION MAY BE REQUIRED FOR YOUR PROJECT. The applicant must check with the Planning Department to identify other agencies expected to review the project. If the supporting data such as blueprints or surveys are larger than 8 1/2 x 14 inches, the applicant shall submit sixteen (16) copies of each.

These may include:

- ☐ Florida Keys Aqueduct Authority (FKAA)
- ☐ Florida Department of Health and Rehabilitative Services (HRS)
- ☐ Florida Keys Electric Cooperative (FKEC) / City Electric System (CES)
- ☐ Monroe County Fire Marshall
- ☐ South Florida Water Management District (SFWMD)
- ☐ Florida Department of Environmental Protection (FDEP)
- ☐ Florida Department of State, Division of Historic Resources
- ☐ Florida Game and Freshwater Fish Commission (FGFFC)
- ☐ U.S. Army Corps of Engineers (ACOE)
- ☐ U.S. Fish and Wildlife Service (USFW)
- ☐ Monroe County Recycling Department
- ☐ Florida Department of Transportation (FDOT)

Project Overview

King's Pointe Residences and Marina

Major Conditional Use, Development Agreement, and Inter-Local Agreement

The proposed project is the redevelopment of the existing Oceanside Marina into a mixed residential and marina complex which will have some facilities limited to owners and guests. The existing development at Oceanside consists of the following which was developed over a period of the last 15 years:

- 51,840 sq. ft. of commercial boat storage within 2 buildings offering a total 158 storage slips
- 96 wet slips for boats to 75-80 ft.
- 9,650 sq. ft. of commercial floor providing support services to the marina including marine repair and sales
- Dockmaster's building – 225 sq. ft.
- Bait and Tackle Shop – 1200 sq. ft.
- Restaurant of 4,984 sq. ft.
- 22 condominium units – 2- and 3- bedrooms
- A bathroom/laundry building of 1,199 sq. ft. immediately adjacent to the existing piers

The proposed project is the addition of 32 residential condominiums to the site together with the following:

- 8 new wet slips for boats to 100 ft.
- Demolition of the one existing boat barn and bathroom/laundry and the construction of two new boat barns
 - 33,800 sq. ft.
 - 19,240 sq. ft.

The total number of dry slips will be increased to 162

- A new dockmaster's building of 2 stories with a total FAR of 2,592 sq. ft.
- Storage for marina operations of 600 sq. ft.

The site of the original Oceanside Marina, for which the present proposal has been designed, has been increased by the addition of a parcel immediately to the northeast of the present entrance. It is 0.96 acres or 41,909 sq. ft. The parcels under the control of the applicant (owned by applicant) total 9.46 acres or 412,077 sq. ft.

The condominium parcel is 1.4856 acres and the parcel containing the existing boat barn of 21,840 sq. ft. is on a parcel of 21,929 sq. ft.

Although these parcels are not under the control of the applicant, parking spaces which support the existing boat barn are on the property of the applicant. The applicant manages the boat barn which is a condominium of docks created by the former owner of the marina. The parking for the condominium, not a part of this application, are provided beneath the existing residential condominiums. The total number of spaces is 36.

The project contains some unique elements which require the approval of both a development agreement and an inter-local agreement.

1. The redevelopment of this site will enable the developer to develop 45 units of affordable housing at the Lazy Lakes RV Park at mile marker 20, and to transfer the remaining 55 units as market rate units to another location in the Keys at a future date. The Lazy Lakes RV Park is presently licensed for 50 RV spaces and 50 mobile home units. Until such time as the County changes its regulations to allow the off site transfer of market rate, full size transferable ROGO exemptions, a development agreement allowed by Florida Statutes, 380.032(3) and 380.0552.
2. The allocation of the 32 new residential units to the site will require an inter-local agreement between the City of Key West and Monroe County in order to allow a principal partner in the King's Pointe, LLC to transfer 32 units which are excess and not being used for development at Jabour's Trailer Park in the City. The city and the Florida Department of Community Affairs recognized that the owner of the Jabour's property had the right to develop up to eighty (80) units on the property with the right to transfer excess units elsewhere. The proposed inter-local agreement simply recognizes that the units will be developed within the same local planning area of Key West-Stock Island.
3. The creation of new boat barns and new wet slips which increase access to water and waterfront areas. The combination of uses of residential and marina boat storage facilities while within the limits established by density and floor area limitations assuming a 0.35 FAR for boat storage buildings, possible future flexibility in increasing boat storage relies upon newly proposed changes to County Land Development Regulations (LDR's) removing FAR restrictions/standards for boat storage.

The project also recognizes the County LDR's which allow gated communities to pursue vacation rental use, if desired, subject to the requirement for 24-hour management of the property.

The project also has as a major component the private club to be created from the existing restaurant. Access to this facility will be limited to members, unit owners and their guests.

As a result of the redevelopment, significant public benefits will be achieved:

- A recreational vehicle park will be closed, eliminating at-risk high profile vehicles from the hurricane evacuation stream
- 45 Affordable Housing units will be constructed at Lazy Lakes by the developer on land to be conveyed to the County.
- 55 market rate TRE's will be created which will be used elsewhere in the community to infill existing single-family or multi-family lots.
- Wastewater treatment facilities on site will be improved to 2010 standards or the project will connect to the Stock Island system
- Assessed value of improvements following full development will increase by \$50-\$75 million.
- The stormwater drainage on site will be significantly improved, positively eliminating impacts on surrounding Outstanding Waters of Florida Bay and the Florida Straits.

Site Design Palette and Concept

The project's architectural expression reflects elements derived from an examination of seaside resorts from many locations, and provides a variety of building sizes and shapes, all oriented with a view of either water, or the marina. This design palette will be created in a combination of wood and stucco, mainly in the cottages. All buildings will have extensive use of gabled metal shingle roofs, wooden siding, French doors and generous covered deck areas. Extensive use of landscaping will place the buildings in a verdant setting de-emphasizing automobiles and parking.

All parts of the site are accessible to emergency vehicles as required by the Fire Marshall. Each emergency access way is 20 ft wide from Peninsular Avenue.

The new residential buildings are two story townhouses with generous porches.

All facilities will only be available to registered guests, owners and users of the marina facilities.

The existing docks will stay in place. Eight (8) new slips will be constructed in order to accommodate larger boats. The number of dry slips will be increased to 162.

The existing sewage treatment plant will be removed and all facilities on the entire site will be connected to the Stock Island Central Sewer System.

All landscaping will exceed the minimum requirements of native species.

The attached unit plans illustrate how the proposed redevelopment meet the requirements of the code.

Application History

The County's Property Appraiser reports that the earliest commercial buildings date from the 1960's. In the early 1990's, the Oceanside Marina was acquired from its previous owners and remodeling of existing facilities undertaken. During this period a 2,499 sq. ft. restaurant was approved as of right. In 1997, Planning Commission Resolution 52-97 approved a 22,000 sq. ft. boat storage building, a 2,485 sq. ft. addition to the restaurant, and renovated boat shop, dockmaster office, and fuel tanks.

The County approved Development Order 12-96, which allowed a 9,600 sq. ft. storage building to be constructed on Lots 1, 2, and 3, adjacent to Peninsular Avenue.

A 380 Development Agreement, approved by the previous owner, the County, and the Florida Department of community Affairs, in April 2000, allowed the construction of 22 condominium units on the southern shoreline of the parcel. The ROGO exemptions and accompanying TRE's were transferred from Big Pine Key.

Approvals Required & Received

The proposed redevelopment is an Amendment to a Major Conditional Use based on the determination that according to section 9.5-2 (c) the King's Pointe Marina is a use, which would require the issuance of a conditional use permit; therefore it is presumed to have one.

Reviews needed:

Development Review Committee

Planning Commission

Department of Community Affairs

South Florida Water Management District

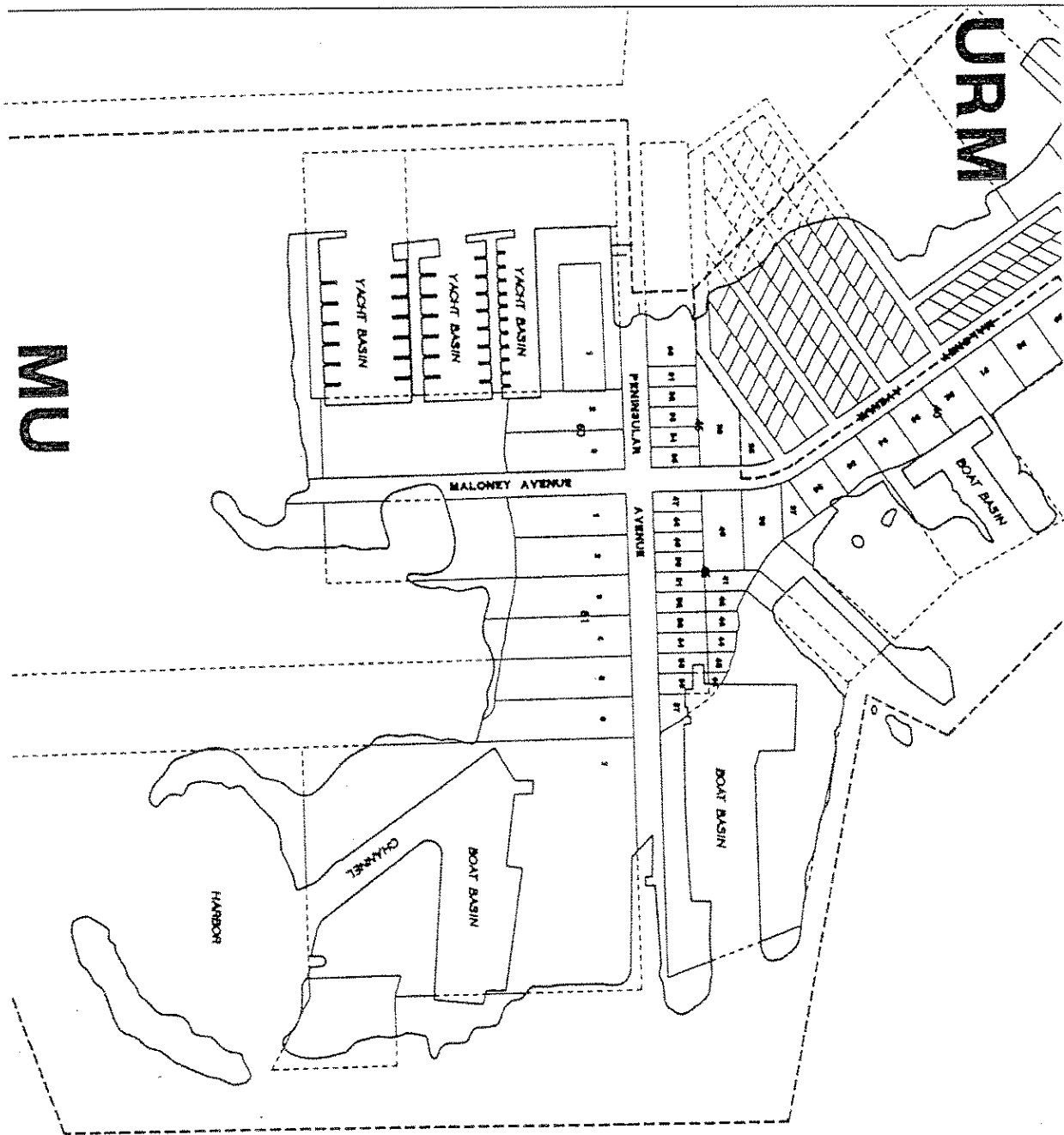
US Army Corps of Engineers

Florida Department of Environmental Protection

The transfer of the market rate units to other locations, and the construction of affordable housing units at Lazy Lakes requires the use of a Development Agreement which also must be approved by the Planning Commission and Board of County Commissioners, as well as the Department of Community Affairs.

The City of Key West City Commission and Monroe County Board of County Commissioners must approve the inter-local agreement which will authorize the transfer of the 32 condominium units from the City to the County.

Zoning Map



Aerial Photograph



Site Photographs



Photograph #1



Photograph #2



Photograph #3



Photograph #4



Photograph #5



Photograph #6



Photograph #7



Photograph #8



Photograph #9



Photograph #10



Photograph #11

Request and Background Information

REQUEST:

1. Applicant:

The applicant is the King's Pointe Marine, LLC and Donald L. Craig, AICP, of The Craig Company is the agent representing the applicant.

2. Proposed use & size:

The proposed redevelopment will include the demolition of the existing structures with the exception of some of the existing docks, the 22,000 sq. ft. boat barn, restaurant and 22 condos, which are not part of this application, and the ensuing construction of a 32-unit vacation village multi-family homes. In addition, resort amenities including restaurant, dock facilities building, two new boat barns, and small storage area will be constructed.

3. Location:

The property has the following real estate numbers: RE# 00127440-004400 through 00127440-009600, RE# 00127420-000000 and RE# 00127420-000100.

4. Plans Provided:

- Field Survey by Fred Hildebrandt, Surveyor, drawing no. 02-207; and
- Conditional Use Conceptual Site Plan, Sheets S-1 through S-5, prepared by Cortex Design dated March 29, 2006; and
- Conceptual Storm Water/Drainage), prepared by Perez Engineering, dated March 29, 2006 and
- The following architectural drawings, all prepared by Peter Pike, Architect and Cortex Design:
 - Boat Barns and offices Sheets A-1 through A-8
 - Coveside Units East – 4 units
 - Harborside South
 - Peninsular Townhomes – 16 units – 2 sheets
 - Coveside South

BACKGROUND INFORMATION:

1. Existing Land Use District:

Mixed Use (MU)

2. Future Land Use Map Designation:

Mixed Use/Commercial (MC)

2. Size of Site:

The parcel of land that will contain the proposed redevelopment totals 9.46 acres or 412,077 square feet.

3. Existing Vegetation:

The primary portion of the site is disturbed with landscaped areas, mostly of sparsely scattered trees. The altered shoreline, both with mangroves and without, has been evaluated by a qualified biologist. There are no wetlands areas on site.

4. Community Character of the Immediate Vicinity:

The community character of the immediate area can be best described as mixed commercial. The redevelopment is consistent with the adjacent uses that are mixed in nature. The proposed structures are largely two stories tall and fit the context provided by other marina and resort developments in the County. The project site lies at the extreme southern end of Stock Island with surrounding uses consisting of marinas, commercial fishing, industrial storage, and affordable housing consisting of new modular units as well as mobile homes.

Consistency Statements

Standards Applicable to All Conditional Uses:

The proposed King's Pointe Marina development is required to be consistent with all applicable portions of the Land Development Regulations and the Comprehensive Plan. These regulations require all manor conditional uses to be consistent with Sections 9.5-65 and 9.5-69.

The project has been reviewed and approved as noted in the Application History section of this document.

Section 9.5-65(a)

"The conditional use is consistent with the purposes, goals, objective and standards of the plan and this chapter."

1. Compliance with Chapter 9.5, Monroe County Land Development Regulations:

a. Purpose of the Mixed Use (MU) Land Use District, Sections 9.5-

Section 9.5-201 of the Monroe County Code states that "All development within each land use district shall be consistent with the purposes stated for that land use district."

Section 9.5-219. Purpose of the Mixed Use District (MU).

The purpose of the MU district is to establish or conserve areas of mixed uses, including commercial fishing, resorts, residential, institutional and commercial uses, and preserve these as areas representative of the character, economy and cultural history of the Florida Keys.

(Ord. No. 33-1986, §9-119)

Applicant's Response: The proposed development is the redevelopment of the existing marina with multi-family village resort. The enhancement of the marina with additional multi-family homes and the maintenance of the marina will allow the continuance of this facility as a part of the large range of uses at this end of Stock Island.

b. Permitted Uses, Section 9.5-248(c)(3) and (c) (4)

(3) Attached residential dwelling units, provided that:

- a. The structures are designed and located so that they are visually compatible with established residential development within two hundred fifty (250) feet of the parcel proposed for development; and

- b. The parcel proposed for development is separated from any established residential use by a Class C buffer-yard.
- (4) Marinas, provided that:
 - a. The parcel proposed for development has access to water at least four (4) feet below mean sea level at mean low tide;
 - b. The sale of goods and services is limited to fuel, food, boating, diving, and sport fishing products;
 - c. All outside storage areas are screened from adjacent uses by a solid fence, wall or hedge at least six (6) feet in height; and
 - d. The parcel proposed for development is separated from any established residential use by a Class C buffer-yard;

Applicant's Response:

The proposed redevelopment maintains and enhances a mixed use project already in place and approved by Monroe county as both a marine and residential complex. From a standpoint of resort use, many of the County hotels are in Mixed Use categories. Specifically, *Section 9.5-258 (a) The following uses are permitted as of right in the Mixed Use district: (13) Vacation rental use of detached dwellings is permitted if a special vacation rental permit is obtained under the regulations established in Code sections 9.5-534.* In the proposal the dwelling units are to be available for vacation rental use.

c. Density/Intensity, Section 9.5- 269

The Mixed Use zoning district allows multi-family at a density of 12 rooms/units per acre. The commercial floor area ratio for the MU district is stated thusly in the land development regulations: low intensity uses 0.35.

Applicant's Response: The maximum allowed multi-family density is determined by the 9.46-acre site and yields 91 units. The proposed 32 units utilize only 35.1% of the site utility. With the boat barns at 0.30 FAR, and other uses at 0.25, 0.35, and 0.40 FAR, the total site utility used with all uses is 94.03%.

Open Space Ratio Section 9.5-269

Open space means that portion of any parcel or area of land or water, which is required to be maintained such that the area within its boundaries is open and unobstructed from the ground to the sky. The open space ratio for the Mixed Use zoning district is 0.20. The open spacer ratio for the mixed use district is 0.20

Applicant's Response: The redevelopment of the site will provide 33.3% of the disturbed area as open These include the areas of landscape, buffers and drainage swales.

d. Minimum Yards and Shoreline Setback, Section 9.5-281 and 9.5-349

The minimum yard requirements for a proposal which contains both commercial and residential uses attached residential in the Mixed Use district are as follows: a front

yard setback of 15 feet, a rear yard setback of 10 feet, and side yard setbacks such that one side yard must be 10 feet and the combined total of both side yards is 15 feet. All development shall be set back 20 feet from altered shorelines. Within the Mixed Use district the setbacks are the same.

Applicant's Response: The proposed building exceeds the minimum yard requirements as shown on the attached layout plan. The shoreline setback of 20 feet for a disturbed/manmade shoreline is illustrated on the site plan. The proposed development is consistent with Sections 9.5-281 and 9.5-349.

e. Height, Section 9.5-283

No structure or building shall be developed that exceeds a maximum height of thirty-five feet.

Applicant's Response: The maximum height of the all buildings does not exceed thirty-five (35) feet as measured from the crown of Maloney Avenue at Peninsular Avenue at the entrance to the project. The crown of the road is 3.50 feet msl.

f. Scenic Corridors and Buffer yards, Section 9.5-375-381 (Street Trees 9.5-366)

Applicant's Response: The project is not located on US Highway 1 or along a major street as that term is defined in Monroe County code. Therefore, the project is required to provide a street tree for each linear one hundred (100) feet of frontage. In this case, the number of trees is eight (8). In addition, other landscaping will be provided. Thus, sufficient screening is provided. Internal landscaping, which is significant, will buffer internal uses from one another.

g. Parking and Loading Standards, Section 9.5-351-354

The newly adopted (December 2005) parking requirement marinas is 1.5 spaces per unit. If counted as a separate entity the parking requirement for an eating and drinking establishment is 14 spaces per one thousand square feet of gross floor area (GFA) and 7 spaces per 1,000 square feet of land activity area (outdoor seating). Commercial floor area that is not accessory to the hotel and used by members of the public has parking ratio of 3.0 spaces per 1000 GFA. A commercial eating and drinking establishment of less than 19,999 square feet is required to have one (1) 11ft. X 55 ft-loading zone. Marinas require 1.0 space per slip and 1.0 space per 4 dry racks.

Applicant's Response:

1. The marina resort when operational will cater to guests willing to spend at the high-end range for accommodations and the level of services and amenities offered by the hotel. Many guests will thus arrive by airplane.
2. City/County bus service is available to the site
3. Based on the requirements of the code, the parking requirements without shared parking calculations are:

• Wet slip 104 =	104
• 162 dry racks =	41
• Residential units =	48
• Restaurant =	69
• Dockmaster =	<u>10</u>
Total	272

4. Given that the restaurant will not be open to the public, but only for owners, guests and club members, it is expected, especially at this remote location, parking demand will be cut by at least 50%. In addition, units will be sold with dry slips/dock spaces which will reduce parking demand.

Therefore, parking will be satisfied with the 263 spaces provided.

The project provides for loading zones within the service areas for the boat house and the restaurant.

h. Parking Lot Landscaping, Section 9.5-361-362

All off-street parking areas containing more than six (6) spaces shall be landscaped in accordance with the standards set out in section 9.5-362, however the Recreational Vehicle Zoning District does not require parking lot landscaping. Within the the Mixed Use Zoning proposed the landscaping requirement will be met.

Applicant's Response: The site plan provides for at least class "C" in the 7 separate areas where parking is not under units totaling 7500 sq. ft. which is in excess of the 4712 sq. ft required for the 263 open parking spaces. Please refer to submitted site plan.

i. Surface Water Management, Section 9.5-293

Applicant's Response: All surface water will be managed on site as shown in the attached drainage plan (See Conceptual Drainage Plan-1 by P E and D, Inc.), which is consistent with Section 9.5-293.

j. Wastewater Treatment Criteria, Section 9.5-294

Applicant's Response: The project will connect to the centralized plant which is available now.

k. Flood Plain Management Criteria, Section 9.5-317

New construction or cumulative substantial improvements of any commercial, industrial or non-residential structures within zones A1-30, AE and AH on the community's flood insurance rating map (FIRM) shall have the lowest floor elevated to or above the base flood level.

Applicant's Response: The property is located in flood zones "AE 9" and "AE-10". (FIRM panel #1528). The proposed elevations are shown on the attached drainage plan drawings and are consistent with Section 9.5-317.

l. Environmental Design Criteria, Section 9.5-344

The majority of the site is disturbed with landscaping. In this location the open space provided is 33.3 % well above the 20% required. The applicable provisions of this section are met by the redevelopment.

m. Transplantation Plan, Section 9.5-346

Applicant's Response: Any Australian pines will be removed from the site. There is no native vegetation.

n. Energy and Conservation Standards, Section 9.5-326

Applicant's Response: The proposed development provide for energy conservation in the following ways: (1) provision of golf cart and pedestrian access to all units (2) installation of native plants that reduce requirements for water and maintenance. (3) Provision for structural shading using roof overhangs. (4) All interior plumbing and HVAC fixtures will meet or exceed code requirements. (5) All units have been designed to incorporate traditional tropical architectural features such as large overhangs, large porches, and large window openings for air circulation without the use of air conditioning. The proposed development is consistent with Section 9.5-326.

o. Outdoor Lighting, Section 9.5-391-393

All outdoor lighting shall be designed, located and mounted at heights no greater than: (a) eighteen feet above grade for non-cutoff lights and (b) thirty-five feet above grade for cutoff lights. All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line shall not exceed 0.3 foot-candle for non-cutoff lights and 1.5 foot-candles for cutoff lights.

Applicant's Response: All site lighting will be designed so as not to exceed the requirements of this section.

p. Access Standards, Section 9.5-421

No structure or land shall be developed, used or occupied unless direct access to US 1 or County Road 905 is by way of a curb cut that is spaces at least four hundred (400) feet from any other curb cut that meets the access standards of the Florida Department of Transportation or an existing street on the same side of US 1 or County Road 905.

Applicant's Response: The redeveloped site will utilize the fact the property has one major entrance to the entire site and it will be retained. One new entrance to serve 16 units will be placed at the western terminus of Peninsular Avenue. It is 320 feet from the existing entrance.

q. Traffic Study, Section 9.5-426

Any development generating more than 500 trips per day shall submit a report from a licensed traffic engineer indicated that the configuration of the access to US 1 or County Road 905 will maintain a safe traffic flow, or provide a design for a new configuration to be constructed by the developer. In addition, the development shall conduct a study of traffic flows within one (1) mile of their access to US 1 or County Road 905. The study shall make recommendations regarding improvements required to maintain an annual average level of service D within six (6) miles.

Applicant's Response: A traffic generation report prepared by Transport Analysis Professionals to assess the number of trips generated by the proposed redevelopment of the King's Pointe Marina resort. The report indicates that there is sufficient capacity on surrounding streets and US Highway 1 to accommodate the redevelopment. This report is included as an appendix to the Conditional Use packet.

r. Clear Sight Triangles, Section 9.5-427

All entrance drives and street intersections shall provide clear site triangles in both directions as indicated in this section.

Applicant's Response: The required clear site triangles are indicated on the site plan.

s. Handicap Accessibility, Chapter 533, F.S.

Applicant's Response: Based on the plans submitted compliance with all ADA requirements will be met.

2. Consistency with the Goals, Objectives and Policies of the Year 2010 Comprehensive Plan:

The proposed redevelopment of the King's Pointe Marina resort is consistent with the Goals, Objectives and Policies of the Year 2010 Comprehensive Plan.

1. The redevelopment does not rely upon new ROGO allocation, and does not create new transient units in the Keys.
2. The project will serve to allow the creation of 45 new affordable housing units which are desperately needed and the land on which they will be located will be sold

to the County in order to control use and adherence to affordable criteria.

3. The project is located within an "infill" or already developed area and is within a "Tier Three" area should that system of channeling growth be adopted.
4. The redevelopment will remove at risk structures from the inventory of units within the Keys.
5. The project will have no negative effects on the surrounding waters of the Keys.
6. The redevelopment will remove a sewage treatment plant, which does not meet the 2010 advanced wastewater treatment standards and replace it with one that will meet these standards.
7. The project will meet all the concurrency standards of the County's Comprehensive plan.
8. The project will very significantly increase the assessed value of the property without a negative effect on primary residences because the project is a hotel. The increased revenues to the County will help it to acquire more sensitive lands for preservation.
9. The redevelopment is consistent with the requirements of the zoning district within which it lies and is consistent with the mixed commercial and residential uses of the surrounding properties.

Construction Management & Phasing Plan

Licensed Monroe County contractors will conduct all work, with direct supervision from MM 70 LLC personnel. Local contractors will be used, whenever possible, as to limit the amount of additional traffic and to support the local economy.

Phasing Schedule

The construction of the new resort hotel will proceed as follows:

- Demolition of the existing commercial structures with the exception of the some of the docks as they are adjacent to seagrass areas which should not be disturbed.
- The site will be cleared selectively based upon the marking of all trees to be relocated and mitigated through transplantation and payment
- Temporary erosion control devices will be put in place on site.
- Temporary signage will be placed on site for the public safety and notification.
- Construction debris containers will be located on site.
- Recycling containers will be located on site.
- The construction of the buildings will be completed in one phase.
- Complete drainage and landscape.

Waste Generation

(I) Construction Disposal and Recycling Plan

Construction and Clearing Debris

The project site is currently developed. Any trees or shrubs to be transplanted will be added to landscape areas on site. All other clearing debris will be mulched on site. All construction debris will be removed via commercial dumpsters rented from a local company to be named later.

Recycling of Clearing and Construction Debris

Clearing debris will be mulched on site. Any construction debris may be removed from the site and stored for other jobs by the contractor.

Community Impact Statement

The Section 9.5-69 of the land development regulations requires that as appropriate to the size, scale and type of development to be authorized by the conditional use, an environmental designation survey and community impact statement be completed. With respect the redevelopment of the King's Pointe Marina site, the material required in the Environmental Designation Survey are contained in the following documents which are part of this application:

- The Project Overview
- The Site Plan
- The Shoreline Characterization
- The Conceptual Drainage Plan

As to the Community Impact Statement required of Section 9.5-69 b. The components required are found thusly:

9.5-69 b.(i) Project Description and Densities _ Project Overview, Site Plan and Landscape Plan. Responses to Consistency Statements. As to the phasing of the project , it will be completed in one phase with start of construction anticipated by the beginning of 2007 and the completion of construction in late 2009.

PRELIMINARY SCHEDULE

Task	Weeks From Final Development Approval							
	1	12	24	32	48	60	72	76
Development Approval								
Site Plan Building Permits								
Site Work								
Clearing								
Grading								
Utilities								
Initial Construction								
Models								
Amenities and Accessory uses								
Pool								
Roadways, Sidewalks, Landscaping								
Unit Construction								
Unit Buildout								

b2.(ii) Potable Demand. Normally hotels consume less water than single family homes due to the fact that most rooms and users do not prepare meals in rooms and occupancies are lower than full-time residences. However, inasmuch as each of the hotel suites to be created will have a kitchen, a water use rate of 350 gallons per day, which is normally used to evaluate single family homes will also be assumed for this use.

32 units x 350 gpd = 11,200 gallons per day at full occupancy
Commercial uses estimated @10000 gpd

The project has been coordinated with the Florida Keys Aqueduct Authority, please see letter located in Appendices. Since this development is a replacement of existing units, the proposed redevelopment is expected to use less water than had been previously used on site. The project has been coordinated with the Fire Marshal who has determined that the proposed fire hydrants and fire wells will provide sufficient pressure for fire protection.

b2.(iii) Wastewater Management. A coordination letter from the Department of Health and Rehabilitative Services is included in Appendix A. The projected average daily flow for the development is 21,200 gallons based on the projected water consumption outlined above. The project may be able to avail itself of County-owned sewage treatment plants in the area and centralized sewers if available at project completion and consistent with the permitting schedule of a package plant that would have to be available with the completion of the resort.

b2.(iv) Solid Waste. According to the Monroe County Public Facilities Report for 2005, there is adequate service for approximately seven years.

Recycling Plan

Waste Generation

According to Monroe County Recycling Assistant Director Mike Lawn, a 20-unit multi-family housing development will generate two yard dumpsters twice a week. A dumpster holds 142 lbs per cubic yard. A 20-unit development generates 568 lbs of waste per week. Therefore, this 32-unit development will generate 908 lbs of waste per week, and a total of 97,257 lbs per year.

<u>Use</u>	<u>Size</u>	<u>Total</u>
		<u>Week</u> <u>Year</u>
Multi-family	32 units	908 lbs 97,257 lbs

Quantity By Composition

<u>Item</u>	<u>Percentage</u>	<u>Quantity</u>
		<u>Week</u> <u>Year</u>
Paper	35%	317 lbs 16540 lbs
Cardboard	10%	91 lbs 9726 lbs
Plastic	8%	72 lbs 3780 lbs
Metals	1%	10 lbs 472 lbs
Other	16%	144 lbs 9452 lbs

Yard/Boat Slip Waste

Estimated @ 6,500 lbs per year

Recyclables

Assume that 70% of all paper, cardboard, plastic and metals can be recycled. The total recyclables expected are: weekly 635 lbs and annually – 33,079 lbs.

Removal of debris generated during the construction phase shall be the responsibility of the general contractor. Vegetation that is removed shall be mulched on-site for reuse if possible. Material that cannot be mulched, such as stumps, shall be removed to the appropriate disposal site.

b.2 (v) Transportation. A Traffic Evaluation was prepared by Transportation Analysis Professionals and has been provided to the Planning Department as part of the Conditional Use submittal. A copy is included as an appendix to this application. The report supports the finding that there is sufficient capacity at this location on US Highway 1 and surrounding streets. There will be only one public entrance to the project which will meet all separation distance requirements of County Code.

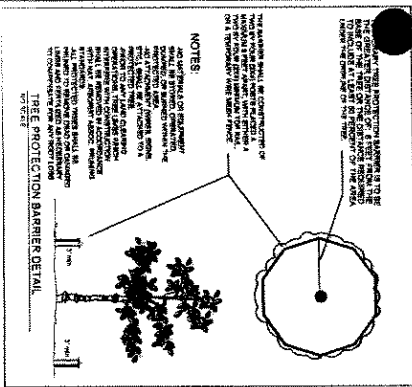
b.2 (vi) Housing. Each of the hotel units will be sold as a condominium. Forty-five (45) units of affordable housing will be developed elsewhere utilizing existing ROGO allocations deriving from the other site.

b.2(vii) Special Considerations. The project is in compliance with the Comprehensive Plan and its objectives/policies as discussed in the application materials previously submitted. The application materials discussed Objectives 101.4, 101.9, 101.11, Goal 102 and Policy 101.4.5. Furthermore, the design of the development is a compact, and pedestrian-friendly resort. The development is not located adjacent to any special land use districts such as airport noise, or hazard zones, or any solid or liquid waste treatment or disposal areas. It is anticipated that the project will have a positive impact on the adjacent community and neighborhoods.

Appendices

Appendix 1

Site Survey (folded map)



LANDSCAPE REQUIREMENT COMPLIANCE

THE LANDSCAPE REQUIREMENTS ARE BASED ON THE FOLLOWING ASSUMPTIONS:

1. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

2. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

3. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

4. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

5. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

6. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

7. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

8. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

9. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

10. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

11. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

12. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

13. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

14. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

15. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

16. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

17. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

18. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

19. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

20. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

21. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

22. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

23. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

24. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

25. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

26. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

27. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

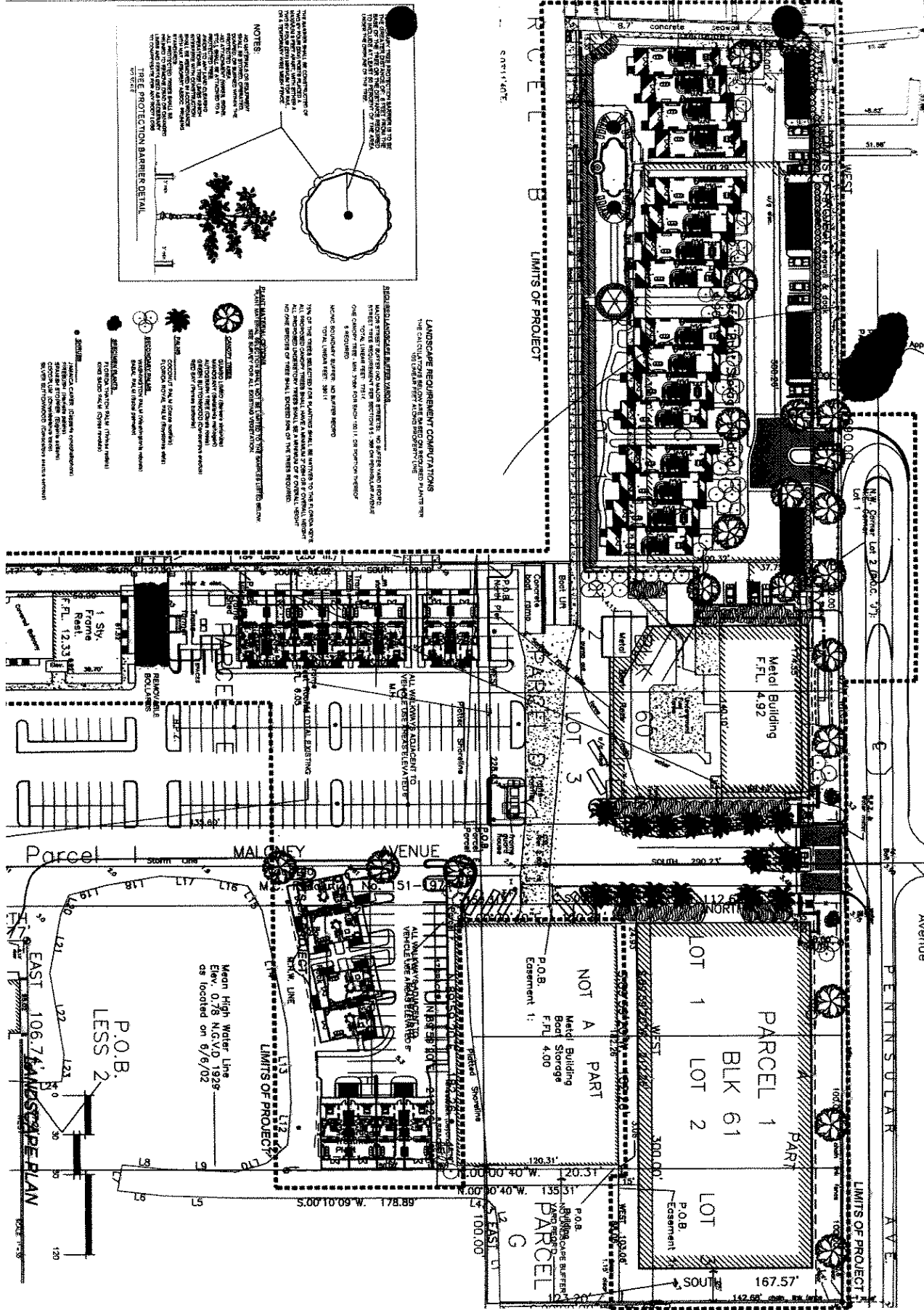
28. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

29. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

30. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.

31. THE LANDSCAPE SHALL BE MAINTAINED AT ALL TIMES.

32. THE LANDSCAPE SHALL BE REMOVED UPON THE COMPLETION OF THE PROJECT.



7. **NOTICES.** Notices in this Agreement, unless otherwise specified, must be sent by certified mail to the following:

COUNTY:
County Administrator
1100 Simonton Street
Key West, FL 33040

CITY
City Manager
525 Angela Street
Key West, FL 33040

8. **FULL UNDERSTANDING.** This Agreement is the parties' final mutual understanding. It replaces any earlier agreements or understandings, whether written or oral. This Agreement cannot be modified or replaced except by another written and signed agreement.

9. **EFFECTIVE DATE.** This Agreement will take effect on, 2006.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by its duly authorized representative.

(SEAL)
ATTEST: DANNY L. KOLHAGE, CLERK

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By _____
Deputy Clerk

By _____
Mayor/Chairman

(SEAL)
ATTEST:

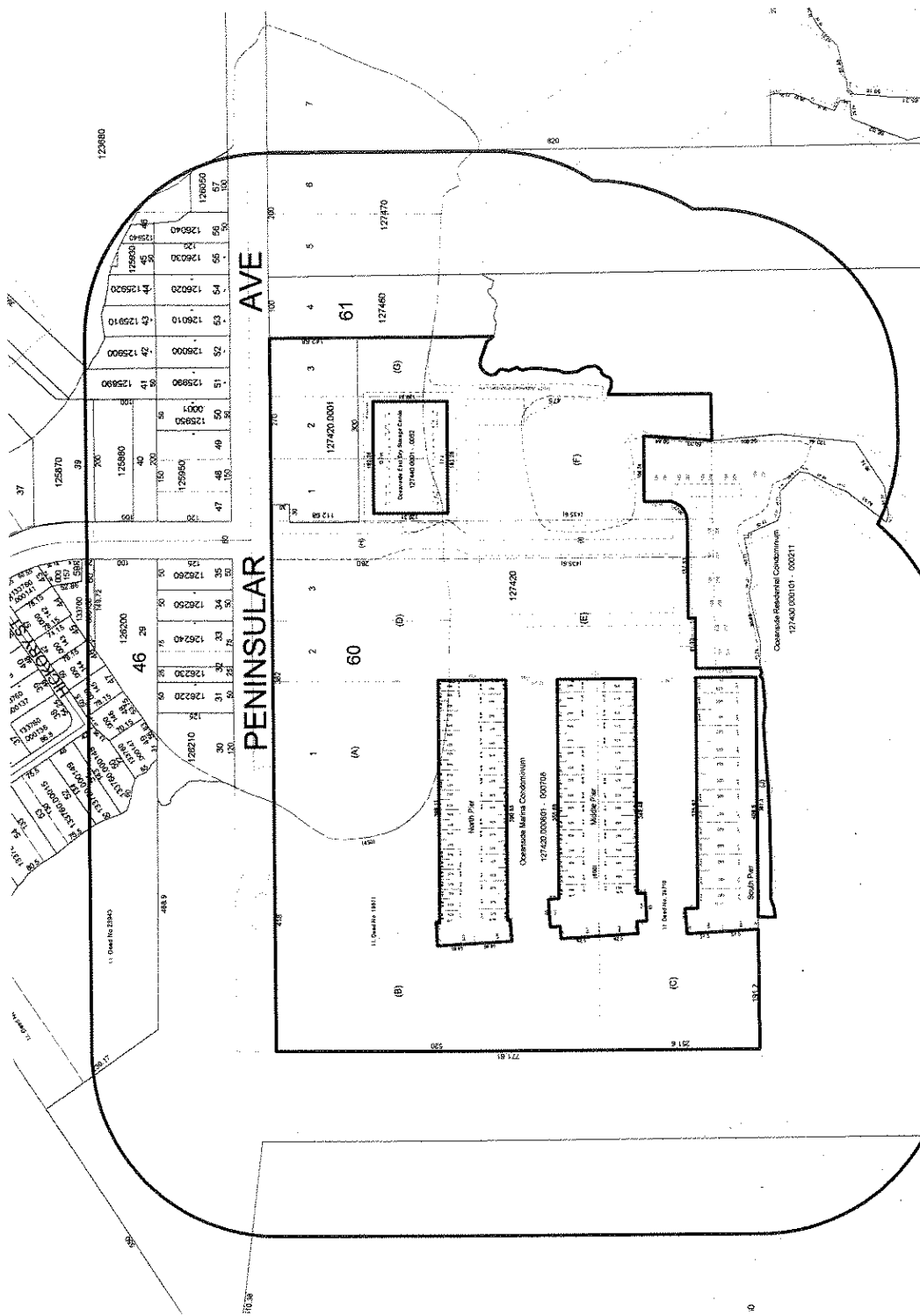
CITY OF KEY WEST

By: _____
Cheryl Smith, City Clerk

By _____
Morgan McPherson, Mayor

Appendix 9

Surrounding Property
Owners Map



Appendix 10

Proof of Ownership - Deeds

MONROE COUNTY
OFFICIAL RECORDSFILE # 1453431
BK# 2019 PG# 1476RCD Jun 25 2004 03:55PM
DANNY L KOLHAGE, CLERKDEED DOC STAMPS 50750.00
06/25/2004 *DW* DEP CLK

THIS INSTRUMENT PREPARED BY,
JOHN R. ALLISON, III, ESQ.
The Allison Firm, P.A.
6803 Overseas Highway
Marathon, FL 33050

Parcel No.

WARRANTY DEED

THIS WARRANTY DEED, made this 23rd day of June, 2004, between **KEY WEST OCEANSIDE MARINA, INC.**, a Florida corporation, (hereinafter called "Grantor"), and **KING'S POINTE MARINA LLC.**, a Florida limited liability company, having a mailing address of 210 S. Parsons Avenue, Brandon, Florida 33511 (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following property lying in Monroe County, Florida, to wit:

UNIT NO. J-4, J-6, J-8, J-9, J-11, J-12, in OCEANSIDE EAST DRY STORAGE CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1918 at Page 1967 of the Public Records of Monroe County, Florida, and any amendments thereto (the "Condominium Parcels")

TOGETHER WITH

That parcel of land (the "Non-Condominium Land") as more particularly described in Exhibit A attached hereto.

This conveyance is subject to the following:

1. Real estate taxes and assessments for 2004 and all subsequent years; and
2. Easements, conditions, and restrictions of record.

Grantor hereby fully warrants title to the afore described property and will defend same against all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed as of the date first above written.

Witness Name: *ROGER P. GREENE*Witness Name: *JOHN R. ALLISON, III*

**KEY WEST OCEANSIDE MARINA,
INC., a Florida corporation**

By: *Douglas G. Walker*

Douglas G. Walker, as President

FILE #1453431
BK#2019 PG#1477

STATE OF FLORIDA)

)SS:

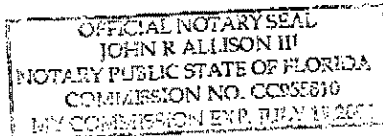
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 23 day of June, 2004, by Douglas G. Walker, as President of KEY WEST OCEANSIDE MARINA, INC., a Florida corporation, on behalf of said corporation. He is personally known to me or produced as identification.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____



FILE #1453431

BK#2019 PG#1478

EXHIBIT A
LEGAL DESCRIPTION OF NON-CONDOMINIUM LAND

Upland Terminus Boundary Line

A Line being the Waterward Boundary Line as of July 1, 1975, lying in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida and being more particularly described as follows: Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof, as recorded in Plat Book 1, at page 55, of the Public Records of Monroe County; thence; thence S.00°00'00"E., along the East Line of said Lot 3 a distance of 256.64 feet more or less to the Waterward Boundary Line as of July 1, 1975 and the Point of Beginning of the herein described line; thence S.88°44'58"W., a distance of 58.05 feet; thence S.81°26'20"W., a distance of 13.41 feet; thence S.48°22'45"W., a distance of 7.77 feet; thence S.09°55'20"W., a distance of 8.55 feet; thence S.00°10'09"W., a distance of 178.89 feet; thence S.01°46'07"W., a distance of 53.90 feet; thence S.06°39'38"W., a distance of 34.06 feet; thence N.80°11'10"W., a distance of 19.75 feet; thence N.06°04'32"E., a distance of 30.53 feet; thence N.02°25'50"E., a distance of 53.34 feet; thence N.16°29'47"W., a distance of 23.38 feet; thence N.40°25'19"W., a distance of 21.08 feet; thence N.63°50'22"W., a distance of 18.30 feet; thence S.88°24'25"W., a distance of 48.58 feet; thence S.80°34'05"W., a distance of 12.37 feet; thence S.81°01'04"W., a distance of 38.31 feet; thence S.77°16'42"W., a distance of 50.24 feet; thence S.68°46'49"W., a distance of 24.66 feet; thence S.41°39'38"W., a distance of 17.34 feet; thence S.05°19'44"W., a distance of 26.43 feet; thence S.00°57'38"W., a distance of 45.02 feet; thence S.10°31'54"E., a distance of 26.49 feet; thence S.14°28'10"E., a distance of 29.44 feet; thence S.34°09'00"E., a distance of 10.17 feet; thence S.65°59'42"E., a distance of 13.79 feet; thence S.86°21'21"E., a distance of 27.69 feet; thence N.87°00'36"E., a distance of 46.24 feet; thence N.81°58'32"E., a distance of 35.50 feet; thence S.87°38'26"E., a distance of 10.36 feet; thence S.00°00'45"W., a distance of 38.74 feet; thence S.07°17'00"W., a distance of 50.37 feet; thence S.01°31'11"W., a distance of 60.24 feet; thence S.03°09'56"E., a distance of 56.98 feet; thence S.01°17'35"W., a distance of 67.93 feet; thence S.24°27'36"W., a distance of 20.05 feet; thence N.70°07'27"W., a distance of 30.56 feet; thence N.39°29'04"W., a distance of 35.34 feet; thence N.20°28'48"W., a distance of 25.13 feet; thence N.75°38'40"W., a distance of 38.00 feet; thence N.45°33'20"W., a distance of 17.49 feet; thence N.23°30'00"W., a distance of 28.68 feet; thence N.43°31'59"W., a distance of 14.41 feet; thence S.88°32'44"W., a distance of 24.78 feet; thence S.71°33'38"W., a distance of 41.80 feet; thence S.89°52'50"W., a distance of 42.77 feet; thence S.82°14'18"W., a distance of 32.99 feet; thence S.73°17'44"W., a distance of 19.18 feet; thence S.79°38'41"W., a distance of 26.35 feet; thence S.82°50'54"W., a distance of 32.20 feet; thence S.88°27'31"W., a distance of 22.15 feet; thence N.63°04'54"W., a distance of 5.73 feet; thence S.56°22'23"W., a distance of 7.38 feet; thence S.85°25'56"W., a distance of 43.08 feet; thence N.83°45'01"W., a distance of 31.16 feet; thence S.87°16'53"W., a distance of 45.21 feet; thence S.86°20'31"W., a distance of 54.32 feet; thence S.88°07'13"W., a distance of 64.34 feet; thence N.89°56'25"W., a distance of 65.13 feet; thence N.88°59'04"W., a distance of 52.42 feet to the Point of Terminus and the end of the herein described line.

FILE #1453431
BK#2019 PG#1479

PARCEL A:

On the Island of Stock Island, and being Lot One (1), Block Sixty (60) according to George L. McDonald's map of Lots One (1), Two (2), Three (3), Five (5) and Six (6) of Section Thirty five (35), Lot Two (2) section Thirty six (36), Lot Three (3) Section Twenty six (26) and Lot Two (2) Section Thirty Four (34), township Sixty seven (67) South, Range Twenty Five (25) East, recorded in Plat Book One (1), Page 55, Monroe County, Florida Records.

AND ALSO:

PARCEL B:

Being at a point on the South boundary line of Peninsula Avenue, 382 feet distant and West of the intersection of the South boundary line of Peninsula Avenue with the West boundary line of Maloney Avenue, from said Point of Beginning continue in a West direction along the South boundary line of Peninsula Avenue extended a distance of 418 feet; thence at right angles and in a Southerly direction a distance of 520 feet; thence at right angles and in an Easterly direction a distance of 600 feet; thence at right angles and in a Northerly direction a distance of 184 feet; thence meandering the high water line in a Northwesterly and Northeasterly direction a distance of 450 feet, more or less, to the Point of Beginning and being in a subdivision of Lots 1, 2, 3, 5, and 6 of Section 35, Lot 2 of Section 36, Lot 3 of Section 26, Lot 2 of Section 34, Township 67 South, Range 25 East, Monroe County Florida.

ALSO

PARCEL C:

A parcel of submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commencing at the Northeast corner of Lot 1, Block 60 of the "Plat of Stock Island" as recorded in Plat Book 1, Page 55, Public Records of Monroe County, Florida; thence run West along the North line of said Lot 1 and Westerly extension thereof for a distance of 600 feet to the Northwest corner of a parcel of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19811 dated June 12, 1951; thence South along the Westerly line of said parcel of submerged land conveyed by the Trustees a distance of 520 feet to the Southwest corner of said parcel for the Point of Beginning of parcel of submerged land hereinafter described thence continue South a distance of 251.6 feet; thence East a distance of 600 feet; thence North a distance of 251.6 feet to the Southeast corner of said parcel of submerged land conveyed by the Trustee of the Internal Improvement Fund by Deed No. 19811; thence West along the South line of said parcel a distance of 600 feet, more or less, to the P.O.B.

ALSO

PARCEL D:

On the Island known as Stock Island and described according to George McDonald's plat of a part of Stock Island, recorded in Plat Book 1, Page 55, Monroe County, Florida Public Records as follows:

Lots Two (2) and Three (3) in Block Sixty (60).

ALSO

PARCEL E:

A parcel of formerly submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Monroe County, Florida, more particularly described as follows: Beginning at the Southeast corner of Lot 3, Square 60 of Plat titled "ALL Lots 1, 2, 3, 5, and 6, Section 36, Lot 3, Section 26, Lot 2, Section 34, Stock Island, Township 67 South, Range 25 East", recorded in Plat 1, Page 55, Public Records of Monroe County, Florida, run South 435.6 feet; thence at right angles run West 200 feet; thence at right angles run North 435.6 feet to the Southwest corner of Lot 2, Square 60 of the above mentioned plat; thence meander the shoreline to an Easterly direction back to the Point of Beginning.

FILE # 153431
BK# 2019 PG# 1480

ALSO:

PARCEL F:

On the island known as Stock Island and described according to George McDonald's plat of a part of said Stock Island, recorded in Plat Book One (1), page 55, Monroe county, Florida Public Records, as follows:

Lots One (1) and Two (2) in Block Sixty One (61), together with a parcel of submerged land in the Straits of Florida, Section 36, Township 67 South, Range 25 East located Southerly of and adjacent to Lots 1 and 2, Block 61, and described as follows:

Begin at the intersection of the shoreline of Stock Island and the West line of said Lot 1, Block 61 according to said Plat of Stock Island; thence South along the West line of said Lot 1, Block 61 (extended) a distance of 435 feet to a point; thence East a distance of 200 feet to a point in the East line of said Lot 2, Block 61 (extended); thence North along the East line of Lot 2, Block 61 (extended) a distance of 475 feet, more or less to a point in the Southerly shoreline of Stock Island; thence Westerly along the meanders of said Southerly shoreline a distance of 210 feet, more or less, back to the Point of Beginning.

PARCEL G:

Lot 3 in Block 61 of Stock Island as shown on Plat of said Stock Island made by George L. McDonald and recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida.

ALSO

PARCEL H:

The portion of Maloney Avenue lying between Blocks 60 and 61 of George L. McDonald's Plat of a part of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County.

PARCEL I:

A parcel of formerly submerged land in Hawk channel in Section 35, Township 67 South, Range 25 East, Monroe County, Florida and more particularly described as follows:

Commence at the Northeast corner of Block 60 of a 'PLAT OF STOCK ISLAND' as recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida; thence South 280 feet to the Southeast corner of the said Block 60 and the shoreline according to the said 'PLAT OF STOCK ISLAND' and the Point of Beginning of the parcel of land herein described; thence continue South 435.60 feet to a point; thence East 60 feet to a point; thence North 435.60 feet to a point; thence West 60 feet back to the Point of Beginning. Containing 36,136 square feet, more or less.

ALSO

PARCEL J:

A parcel of land on the Island known as Stock Island, Monroe County, Florida, more particularly described by the following metes and bounds description:

Commence at the Northwest corner of Lot 2, Block 60, according to George McDonald's Plat of said Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence run South along the West line of said Lot 2 and the extension of said West line, 715.60 feet to the Point of Beginning; thence continue South, 56.0 feet; thence West 381.3 feet, more or less, to the Westerly face of an existing concrete pier; thence Southerly along a line deflected 93°00 left, 30 feet, more or less; thence along the Mean high Water Line the following 15 courses: (note missing call of East 376.50')

thence 87°00 deflected left (DL), 200 feet more or less;
thence 27°00 deflected left, 30.00 feet, more or less;
thence 38°30 deflected right, 18.5 feet, more or less;
thence 40°00 deflected left 13.0 feet, more or less;
thence 46°50 deflected right 45.0 feet, more or less;
thence 72°00 deflected left 75.5 feet, more or less;
thence 27°00 deflected right 25.0 feet, more or less;
thence 64°00 deflected right 94.5 feet, more or less;
thence 47°20 deflected right 52.5 feet, more or less;
thence 37°40 deflected left 37.5 feet, more or less;
thence 54°15 deflected left 24.5 feet, more or less;
thence 72°00 deflected left 40.0 feet, more or less;
thence 28°20 deflected left 118.5 feet, more or less;
thence 56°10 deflected left 231.9 feet, more or less;
thence West, 378.80 feet back to the said Point of Beginning.

FILE #1453431
BK#2019 PG#1481

LESS:

Parcel 1

A portion of Lots 1, 2 and 3, Block 61, STOCK ISLAND as surveyed by George L. McDonald" according to the Plat thereof as recorded in Plat Book 1 at Page 61 of the Public Records of Monroe county, Florida, and being more particularly described as follows: Commence at the Northwest corner of said Lot 1; thence East along the South Right-of-Way line of Peninsular Avenue (North line of Lot 1) for 30.00 feet to the Point of Beginning; thence continue along the said South Right-of-Way line of Peninsular Avenue (North line of Lots 1, 2 and 3) for 270.00 feet; thence South along the East line of said Lot 3 for 142.68 feet; thence West for 300.00 feet; thence North along the West line of said Lot 1 for 112.68 feet; thence East for 30.00 feet; thence North for 30.00 feet to the South Right-of-Way line of Peninsular Avenue and the Point of Beginning. Containing 41,904.73 Square Feet, more or less.

AND LESS (Condominium):

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida and being more particularly described as follows: Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof, as recorded in Plat Book 1, at page 55, of the Public Records of Monroe County; thence South for a distance of 265.88 feet; thence West for a distance of 100.00 feet; thence South for a distance of 339.68 feet; thence West for a distance of 67.20 feet to the Point of Beginning; thence meander the approximate Mean High Water Line for the following twenty-two (22) metes and bounds; thence S.04°53'14"W., a distance of 50.44 feet; thence S.03°31'10"W., a distance of 60.33 feet; thence S.04°56'57"E., a distance of 108.26 feet; thence S.06°27'03"W., a distance of 123.44 feet; thence S.57°33'15"W., a distance of 86.74 feet; thence S.81°19'27"W., a distance of 44.77 feet; thence N.74°55'09"W., a distance of 14.27 feet; thence N.38°14'22"E., a distance of 83.55 feet; thence N.21°12'00"E., a distance of 20.97 feet; thence N.28°26'29"E., a distance of 45.45 feet; thence N.08°28'07"E., a distance of 14.52 feet; thence N.44°57'55"W., a distance of 32.90 feet; thence N.45°09'29"W., a distance of 12.09 feet; thence S.87°09'32"W., a distance of 29.15 feet; thence N.75°12'35"W., a distance of 17.77 feet; thence N.23°09'22"W., a distance of 52.43 feet; thence S.89°35'35"W., a distance of 7.15 feet; thence N.00°10'56"E., a distance of 7.23 feet; thence S.79°00'39"W., a distance of 63.72 feet; thence N.79°00'34"W., a distance of 28.33 feet; thence S.77°29'51"W., a distance of 80.86 feet; thence N.88°49'09"W., a distance of 41.75 feet; thence leaving the said Mean High Water Line for a distance of 103.41 feet; thence East for a distance of 81.33 feet; thence North for a distance of 12.00 feet; thence East for a distance of 157.53 feet to a point of curvature of a curve concave to the Northwest; thence left along the said curve, having for its elements a radius of 32.00 feet and a central angle of 90°00'00" for a distance of 50.27 feet to a point of tangency; thence North for a distance of 36.77 feet; thence East for a distance of 106.74 feet to the Point of Beginning. Containing 64,712.34 Square Feet or 1.4856 Acres, more or less.

FILE # 1453431
BK# 2019 PG# 1482

LESS THE FOLLOWING PIERS:

NORTH PIER:

On Stock Island, Monroe County, Florida and is a parcel of submerged land lying south of Block 60 according to Geo. McDonald's Plat of Stock Island as recorded in Plat Book 1 at Page 55 of the Public Records of the said Monroe County; and the said parcel being described my metes and bounds as follows: COMMENCE AT THE Point Of Intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue thence South along the centerline of Maloney Avenue and the southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence South for a distance of 109 feet to a point; thence West for a distance of 390.55 feet to a point; thence S 03°11'40" E for a distance of 5.17 feet to a point; thence S 86°48'20" W for a distance of 33.50 feet to a point; thence N 03°11'40" W for a distance of 119.9 feet to a point; thence N 86°48'20" E for a distance of 33.50 feet to a point; thence S 03°11'40" E for a distance of 5.49 feet to a point; thence East for a distance of 398.11 feet back to the Point of Beginning.

MIDDLE PIER:

On Stock Island, Monroe county, Florida and is a parcel of submerged land lying south of Block 60 according to Geo McDonald's Plat of Stock Island as recorded in Plat book 1 at Page 55 of the Public Records of the said Monroe County; and the said parcel being described by metes and bounds as follows: COMMENCE at the Point of Intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue thence South along the centerline of Maloney Avenue and the southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point, thence South for distance of 191.89 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue South for a distance of 127 feet to a point; thence West for a distance of 348.48 feet to a point; thence S 03°11'40" E for a distance of 13.19 feet to a point; thence S 86°49'20" W for a distance of 45 feet to a point; thence N 03°11'40" W for a distance of 16 feet to a point; thence S 86°48'20" W for a distance of 20 feet to a point; thence N 03°11'40" W for a distance of 125 feet to a point; thence N 86°48'20" E a distance of 20 feet to a point; thence N 03°11'40" W a distance of 16 feet to a point; thence N 86°48'20" E a distance of 45 feet to a point; thence S 03°11'40" E for a distance of 16.61 feet to a point; thence East for a distance of 355.66 feet back to the POINT OF BEGINNING.

FILE #1453431
BK#2019 PG#1483

LESS THE FOLLOWING PIER:

SOUTH PIER:

On Stock Island, Monroe County, Florida and is a parcel of submerged land lying south of Block 60 according to Geo. McDonald's Plat of Stock Island as recorded in Plat Book 1 at Page 55 of the Public Records of the said Monroe County and the said parcel being described by metes and bounds as follows: COMMENCE at the Point of Intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point; thence South for a distance of 416.99 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue South for a distance of 97 feet to a point; thence West for a distance of 408.80 feet to a point; thence N 03°11'40" W for a distance of 115 feet to a point; thence N 86°48'20" E for a distance of 38.34 feet to a point; thence S 03°11'40" E for a distance of 20 feet to a point; thence East for a distance of 375.82 feet back to the Point of Beginning.

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida and being more particularly described as follows: Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof, as recorded in Plat Book 1, at page 55, of the Public Records of Monroe County; thence South for a distance of 167.57 feet; thence West for a distance of 103.06 feet to the Point of Beginning; thence S 89°59'20" W for a distance of 182.26; thence S 00°00'40" E for a distance of 120.31 feet; thence N 89°59'20" E for a distance of 182.26 feet; thence N 00°00'40" W for a distance of 120.31 feet to the Point of Beginning. Containing 21,929 Square Feet, more or less.

MONROE COUNTY
OFFICIAL RECORDS

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
FELDMAN, KOENIG & HIGHSMITH, P.A.
Melissa M. Malgrat
3158 Northside Drive
Key West, Florida 33040
(305) 296-8851

Folio Number:

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made this 23rd day of August, 2005, between, SCOTT G. and ELIZABETH A. OROPEZA, husband and wife, TODD M. and ALICIA T. OROPEZA, husband and wife and KIMBERLY A. OROPEZA, a Single woman, Grantor, and KINGS POINTE MARINA LLC, a Florida limited liability company, whose address is: 1115 Marbella Plaza Drive, Tampa, FL 33619: Grantee.

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

Legal description made a part hereto and attached hereto as Schedule "A"

SUBJECT TO: Property taxes for the year 2005 and subsequent years.

AND GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

Witness Printed Name Deek Parker

Witness Printed Name Ralph Danek 2

Witness Printed Name JOHN MARLON

Witness Printed Name JOHN MARLON

Witness Printed Name JOHN MARLON

SCOTT G. OROPEZA

ELIZABETH A. OROPEZA

TODD M. OROPEZA

ALICIA T. OROPEZA

KIMBERLY A. OROPEZA

STATE OF FLORIDA)
COUNTY OF MONROE)

On this 23RD day of August, 2005, before me personally came SCOTT G. & ELIZABETH A. OROPEZA, husband and wife, TODD M. & ALICIA T. OROPEZA, husband and wife and KIMBERLY A. OROPEZA, a Single woman, who are all personally known to me, and who acknowledged execution of the foregoing instrument.

Notary Public, State of Florida

Name:

My Commission Expires:



John Marston
MY COMMISSION # DD244567 EXPIRES
August 25, 2007
BONDED THROUGH TROY FAIR INSURANCE, INC.

A portion of Lots 1, 2 and 3, Block 61, STOCK ISLAND as surveyed by George L. McDonald" according tot he Plat thereof as recorded in Plat Book 1 at Page 61 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence East along the South Right-of-way line of Peninsular Avenue (North line of Lot 1) for 30.00 feet tot he point of Beginning; thence continue along the said South Right-of-way line of Peninsular Avenue (North line of Lots 1, 2 and 3) for 270.00 feet; thence South along the West line of said Lot 1 for 112.68 feet; thence East for 30.00 feet; thence North for 3-.00 feet to the South Right-of-way line of Peninsular Avenue and the Point of Beginning. Containing 41,904.73 Square Feet, more or less.

Appendix 11

Occupational Licenses

2005-2006

MONROE

OCCUPATIONAL TAX
STATE OF FLORIDA

ACCOUNT

47142-0060694

EXPIRES

SEPT. 30, 2006

FACILITIES
OR
MACHINES

ROOMS

SEATS

MUST BE DISPLAYED IN CONSPICUOUS PLACE

EMPLOYEES

11-15

TYPE OF
BUSINESS

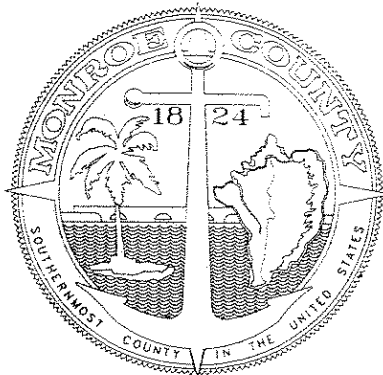
47142 MARINAS & STORAGE

BUSINESS
ADDRESS

5950 PENINSULA AVE
00 - COUNTY OF MONROE

NAME
MAILING
ADDRESS

OCEANSIDE MARINA
KINGS POINTE MARINA LLC
5950 PENINSULA AVE
KEY WEST FL 33040



PP 8527744

SUPPLEMENTAL
RENEWAL
NEW TAX
TRANSFER
ORIGINAL TAX

AMOUNT
PENALTY
COLLECTION COST
TOTAL

DANISE D. HENRIQUEZ
TAX COLLECTOR
914955.0001 of 0001
DATE 9/30/05
Paid 80.00
80.00

THIS BECOMES A TAX
RECEIPT WHEN VALIDATED

DANISE D. HENRIQUEZ TAX COLLECTOR
PO BOX 1129, KEY WEST FL 33041-1129

THIS IS ONLY A TAX. YOU MUST
MEET ALL COUNTY AND/OR
MUNICIPALITY PLANNING AND
ZONING REQUIREMENTS.

0000000000 0000008000 0000471420060694 1001 1

2005-2006

MONROE

OCCUPATIONAL TAX
STATE OF FLORIDA

ACCOUNT

48210-0060695

EXPIRES

SEPT. 30, 2006

FACILITIES
OR
MACHINES

ROOMS

SEATS

EMPLOYEES

MUST BE DISPLAYED IN CONSPICUOUS PLACE

TYPE OF
BUSINESS

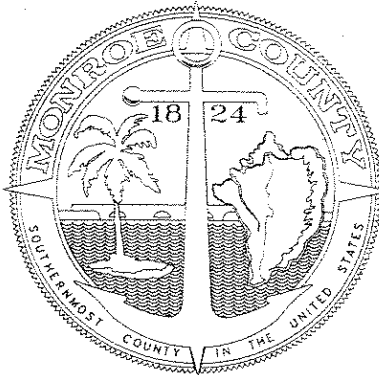
48210 RETAIL SALES

BUSINESS
ADDRESS

5950 PENINSULA AVE
00 - COUNTY OF MONROE

NAME
MAILING
ADDRESS

OCEANSIDE MARINA
KINGS POINTE MARINA LLC
5950 PENINSULA AVE
KEY WEST FL 33040



SUPPLEMENTAL
RENEWAL
NEW TAX
TRANSFER
ORIGINAL TAX

AMOUNT
PENALTY
COLLECTION COST
TOTAL

DANISE D. HENRIQUEZ
TAX COLLECTOR
91954.0891 of 0001
DATE 8/30/05
Paid
1181
30.00

30.00

30.00

PP 8528744

THIS BECOMES A TAX
RECEIPT WHEN VALIDATED

DANISE D. HENRIQUEZ TAX COLLECTOR
PO BOX 1129, KEY WEST FL 33041-1129

0000000000 0000003000 0000482100060695 1001 7

THIS IS ONLY A TAX. YOU MUST
MEET ALL COUNTY AND/OR
MUNICIPALITY PLANNING AND
ZONING REQUIREMENTS.



Appendix 12

Letters of Coordination

S163

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

March 29, 2006

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Mr. Wally Romero
Monroe County Fire Marshal
390 63rd Street
Marathon, FL 33050

Subject: Mr. Stevenson's New Commercial Property

Dear Mr. Romero:

The enclosed site plan illustrates the proposed construction of a 2,500 square foot commercial use building. The site is located at MM 10.75 and the RE number is 00154480.000100. I have enclosed a copy of the zoning map and aerial photograph that highlights the subject property.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,

Donald L. Craig, AICP

cc: file

Enclosures

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

March 29, 2006

Mr. Ronald Peekstok
South Florida Water Management District
3011 Gun Club Road
P.O. Box 24680
West Palm Beach, FL 33406

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Subject: New commercial building at MM 10.75, Big
Coppitt Key

Dear Mr. Peekstok:

The enclosed site plan illustrates the proposed construction of a 2,500 s.f. commercial building. The site is located at MM 10.75 and the RE number is 00154480.000100. I have enclosed a copy of the zoning map and aerial photograph that highlights the subject property along with the Vegetation Survey.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Very truly yours,

Donald L. Craig, AICP

cc: file

Enclosures

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

March 29, 2006

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Ali Al-Said, P.E.
District Permits Engineer
FDOT
District 6 Permits Office
1000 NW 111 Avenue, Room 6207
Miami, FL 33172-5800

Subject: King's Point Marina
Major Conditional Use/Development Agreement/Inter-Local Agreement

Dear Mr. Al-Said:

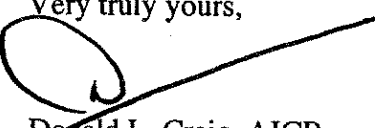
The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,


Donald L. Craig, AICP
President

cc: file
Enclosures

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

March 29, 2006

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Ms. Carol Cobb
Senior Administrator
Solid Waste Management
1100 Simonton Street
Room 2-284
Key West, FL 33040

Subject: King's Point Marina
Major Conditional Use/Development Agreement/Inter-Local Agreement

Dear Ms. Cobb:

The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,

Donald L. Craig, AICP

cc: file

Enclosures

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

March 29, 2006

Mr. Ed Nicolle
Senior Engineering Technician
Florida Keys Aqueduct Authority
1100 Kennedy Drive
Key West, FL 33040

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Subject: King's Point Marina
Major Conditional Use/Development
Agreement/Inter-Local Agreement

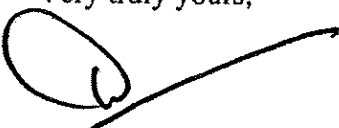
Dear Mr. Nicolle:

The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan. Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Coordinator
Monroe County Planning Department
2798 Overseas Hwy - Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,



Donald L. Craig, AICP

cc: file

Enclosures

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515

Fax: 305/292-1525

E-mail: don@craigcompany.com

March 29, 2006

Mr. Alex Tejada
Keys Energy Services
1009 James Street
Key West, FL 33040

Subject: King's Point Marina
Major Conditional Use/Development Agreement/Inter-Local Agreement

Dear Mr. Tejada:

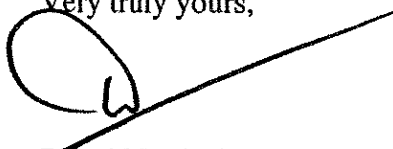
The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,



Donald L. Craig, AICP
President

cc: file
Enclosures

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

March 29, 2006

Mr. George Kenny
Environmental Manager
2796 Overseas Hwy
Marathon FL 33050

Subject: King's Point Marina
Major Conditional Use/Development Agreement/Inter-Local Agreement

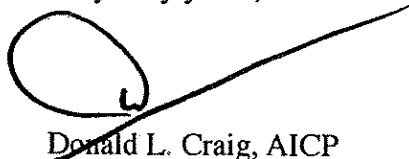
Dear Mr. Kenny:

The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan. Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Coordinator
Monroe County Planning Department
2798 Overseas Hwy - Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,



Donald L. Craig, AICP

cc: file

Enclosures



Appendix 13

Property Record Cards

Monroe County Property Record Card (023)

Alternate Key: 8884257 Roll Year 2006
Effective Date: 3/30/2006 9:11:34 AM Run: 03/30/2006 09:11 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127420-000100-35-67-25 Nbhd 137
Alt Key 8884257 Mill Group 110A
Affordable Housing No PC 48
Inspect Date Next Review
Business Name
Physical Addr 5970 PENINSULAR AVE, SOUTH STOCK ISLAND

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,		Owner

Legal Description

STOCK ISLAND MALONEY SUB PB1-55 PT LOTS 1-2 & 3 SQR 61 OR1380-841/842 OR1402-1644/45 OR2146-1633/34

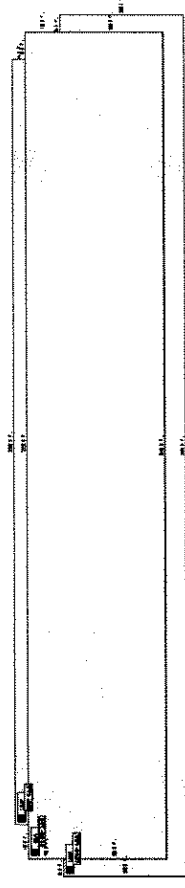
Land Data 1.5

Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Classified Value	Just Value
103449	100D	0	0	Yes	41,904.00	SF		1.00	1.00	1.00	1.00		N		

Total Just Value

Monroe County Property Record Card (023)

Building Sketch 44340



Alternate Key: 8884257

Roll Year 2006

Effective Date: 3/30/2006 9:11:34 AM

Run: 03/30/2006 09:11 AM

Building Characteristics

Building Nbr 1 Building Type 0 Perimeter 560 Grnd Floor Area 9600
 Effective Age 4 Condition E Depreciation % 0.06 Functional Obs 0.00
 Appraiser ID 049 Quality Grade 450 Year Built 1999 Economic Obs 0.00

Fireplaces 0 3 Fix Bath 0 5 Fix Bath 0 7 Fix Bath 0
 2 Fix Bath 0 4 Fix Bath 0 6 Fix Bath 0 Extra Fix 12

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1	16	1	1999		9,600	000
ULP	2	0	1	1999		1,800	001
ULP	3	0	1	1999		888	002

Interior Finish

Exterior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
201638	16603	WAREHOUSE/MARINA A	100.00	N	N		5721	INSULATED METAL	100.00		

Monroe County Property Record Card (023)

Alternate Key: 8884257

Roll Year 2006

Effective Date: 3/30/2006 9:11:34 AM

Run: 03/30/2006 09:11 AM

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	CL2:CH LINK FENCE	3,300	SF	6	550	1993	1994	1	30		
2	PT3:PATIO	700	SF	14	50	1984	1985	4	50		
3	ET5:ELEV TR COLUMN	48	UT	0	0	1998	1999	1	60		
4	AP2:ASPHALT PAVING	13,400	SF	40	335	1998	1999	2	25		
5	CL2:CH LINK FENCE	1,380	SF	230	6	1998	1999	2	30		
Total Depreciated Value											

Appraiser Notes

THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION. THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT VALUE!!-O5 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-8848 BAY 3 TPE STRUCTURES INC. 305-293-4111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 & 10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	97-1325	Jul 1 1998 12:00AM	Aug 25 1999 12:00AM	55,000	Commercial	STORAGE BLDG.
	992153	Sep 3 1999 12:00AM	Jan 21 2000 12:00AM	3,800		FENCE & PRIVACY WALLS
	97/1325	Jul 1 1998 12:00AM	Aug 25 1999 12:00AM	55,000		COMM. STORAGE-C/O.

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	502,848	0	382,465	42,122	927,435	927,435	0	927,435
2004F	C	377,136		390,426	43,941	811,503	811,503	0	811,503
2003F	C	377,136		390,426	45,653	813,215	813,215	0	813,215
2002F	C	419,040		390,426	47,421	856,887	856,887	0	856,887
2001F	C	171,597		390,426	49,241	611,264	611,264	0	611,264
2000F	C	171,597		354,120	30,126	555,843	555,843	0	555,843
1999F	C	144,359		0	7,642	152,001	152,001	0	152,001
1998F	C	144,359		0	7,907	152,266	152,266	0	152,266
1997F	C	144,359		0	8,142	152,501	152,501	0	152,501
1996F	C	144,359		0	0	144,359	144,359	0	144,359

Monroe County Property Record Card (023)

Alternate Key: 8884257

Roll Year 2006

Effective Date: 3/30/2006 9:11:34 AM

Run: 03/30/2006 09:11 AM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1380	0841	12/1/1995	Warranty Deed	0	Q	V	175,000
1402	1644	1/1/1996	Warranty Deed	0	P	V	58,400
2146	1633	8/23/2005	Warranty Deed	0	Q	I	2,800,000

Monroe County Property Record Card (023)

Alternate Key: 1161624 Roll Year 2006
Effective Date: 3/30/2006 9:10:23 AM Run: 03/30/2006 09:10 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127420-0000000-35-67-25 Nbhd 137
Alt Key 1161624 Mill Group 110A
Affordable Housing No PC 27
Inspect Date Next Review
Business Name
Physical Addr 5950 PENINSULAR AVE, STOCK ISLAND KEY

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,		Owner

Legal Description

STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 & ADJ BAY BTM SQR 60 & PT LTS 1-2-3 & ADJ BAY BTM SQR 61 & PT MALONEY AVE VACATED BCC #151-1974 & FILLED BAY BTM ADJ TO MALONEY AVE (11AC) & PT ADJ PARCEL MISC REC BK D-58/59 OR333-58/59 OR509-440 OR514-92OR534-196/198 OR550-695 II 24710 OR690-313E OR739-246 OR930-119/137C/T OR930-148/151 OR959-2354/2355 II #26658 (3608-44) RE: 12361 & 12745 COMBINED FOR ASSESSING PURPOSES 5-8-87JMH OR1278-2366/69(JMH) OR1619-384/386CERT/IIF(JMH)

Land Data 1.5

Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Classified Value	Just Value
18344	100W	0	0	No	7.58	AC		1.00	1.00	1.00	1.00		N		
18345	9500	0	0	No	6.73	AC		1.00	1.00	1.00	1.00		N		
Total Just Value															

Monroe County Property Record Card (023)

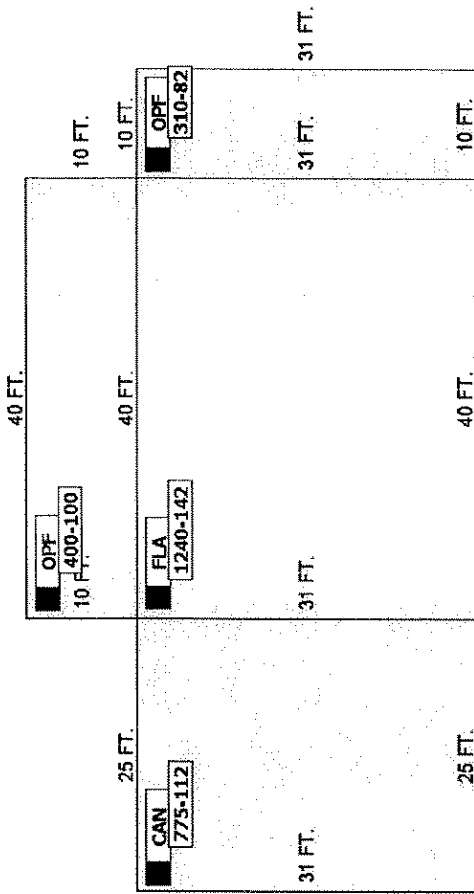
Building Sketch 41993

Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM



Building Characteristics

Building Nbr 1 Building Type 0 Perimeter 142 Grnd Floor Area 1240
 Effective Age 14 Condition A Depreciation % 0.18 Functional Obs 0.00
 Appraiser ID 040 Quality Grade 250 Year Built 1969 Economic Obs 0.00

Fireplaces 0 3 Fix Bath 0 5 Fix Bath 0 7 Fix Bath 0
 2 Fix Bath 0 4 Fix Bath 0 6 Fix Bath 0 Extra Fix 8

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1	8	1	1982		1,240	000
OPF	2	0	1	1982		310	001
OPF	3	0	1	1982		400	002
CAN	4	0	1	1982		775	003

Interior Finish

Exterior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
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Monroe County Property Record Card (023)

Alternate Key: 1161624

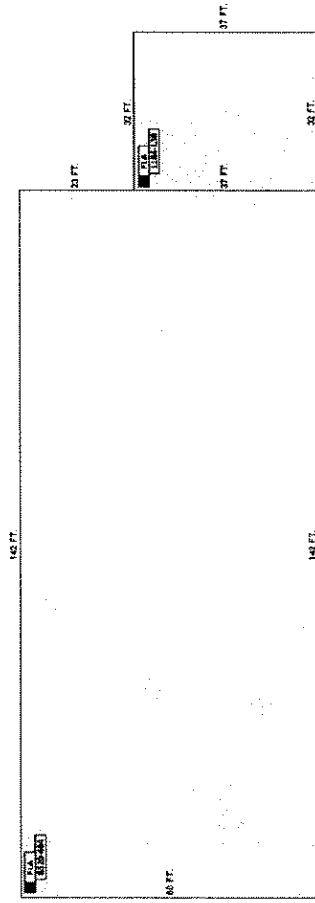
Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

192702	10037	VACANT COMM	100.00	N	Y	3284	AVE WOOD SIDING	100.00
192703	10038		100.00	N	N			
192704	10039		100.00	N	N			
192705	10040		100.00	N	N			

Building Sketch 41994



Building Characteristics

Building Nbr	2	Building Type	0	Perimeter	542	Grnd Floor Area	9704
Effective Age	14	Condition	A	Depreciation %	0.18	Functional Obs	0.00
Appraiser ID	040	Quality Grade	250	Year Built	1970	Economic Obs	0.00

Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	8

Sections

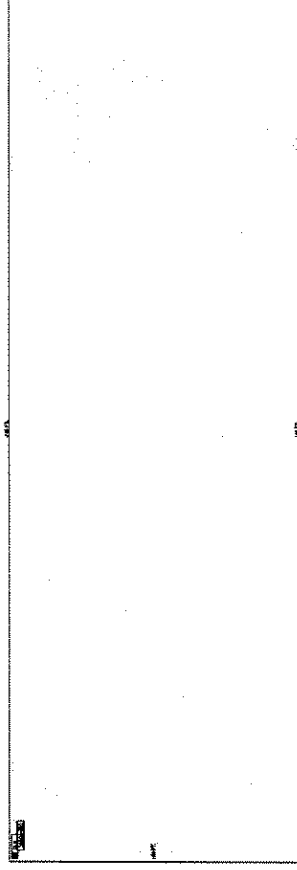
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1	12	1	1982		8,520	004
FLA	2	12	1	1982		1,184	005

Monroe County Property Record Card (023)

Alternate Key: 1161624
Effective Date: 3/30/2006 9:10:23 AM
Roll Year 2006
Run: 03/30/2006 09:10 AM

Interior Finish				Exterior Finish			
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr
192706	10041	MARINA/AUTO/BUS TERM	100.00	N	N		3285
192707	10042	SERV SHOPS ETC	100.00	N	N		
				METAL SIDING			
				100.00			
				Area %			
				Wall Rate			
				RCN			

Building Sketch 41995



Building Characteristics									
Building Nbr	3	Building Type	0	Perimeter	800	Grnd Floor Area	30000	Functional Obs	0.00
Effective Age	6	Condition	A	Depreciation %	0.08	Economic Obs	0.00		
Appraiser ID	040	Quality Grade	250	Year Built	1969				
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0		

Sections					Exterior Finish				
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID		
FLA	1	30	1	1982		30,000	006		

Interior Finish

Monroe County Property Record Card (023)

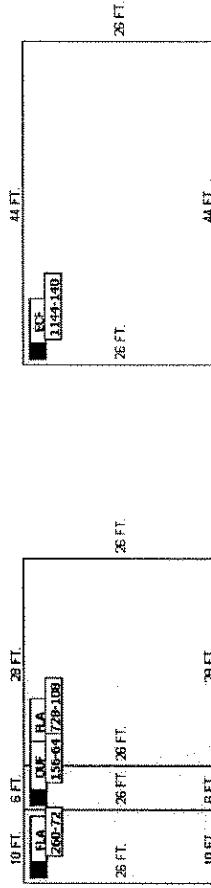
Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM **Run:** 03/30/2006 09:10 AM

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
192708	10043	WAREHOUSE/MARINA C	100.00	N	N	3286	3286	METAL SIDING	100.00		

Building Sketch 41996



Building Characteristics			Perimeter	180	Grnd Floor Area	988	
Building Nbr	4	Building Type	0		Functional Obs	0.00	
Effective Age	6	Condition	A	Depreciation %	0.08		
Appraiser ID	040	Quality Grade	250	Year Built	1983	Economic Obs	0.00

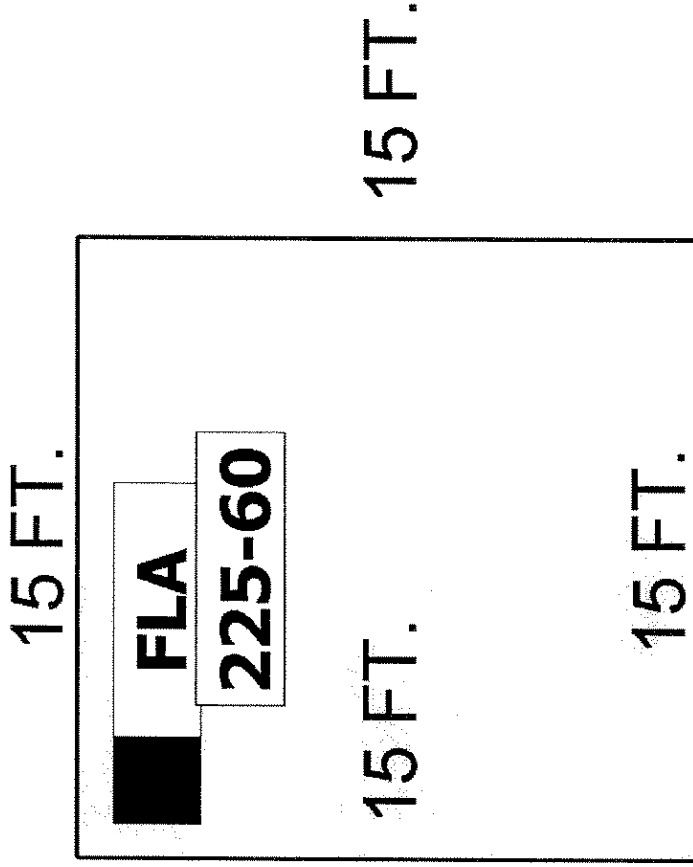
Sections		Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
Type								
FLA	1	10	1	1983		728	007	
OUF	2	0	1	1983		156	008	
FLA	3	8	1	1983		260	009	
ECF	4	0	1	1996		1,144	010	

Monroe County Property Record Card (023)

Alternate Key: 1161624
Effective Date: 3/30/2006 9:10:23 AM
Roll Year 2006
Run: 03/30/2006 09:10 AM

Interior Finish				Exterior Finish			
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	RCN
192709	10044	CAMP BLDG	100.00	N	N		
192710	10045		100.00	N	N		
192711	10046	CAMP BLDG-A-	100.00	N	N		
192712	10047		100.00	N	N		

Building Sketch 41997



Building Characteristics									
Building Nbr	5	Building Type	0	Perimeter	60	Grnd Floor Area	225	Functional Obs	0.00
Effective Age	14	Condition	A	Depreciation %	0.18	Economic Obs	0.00		
Appraiser ID	040	Quality Grade	250	Year Built	1975				
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	3		
Sections									
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID		
FLA	1	10	1	1993		225	011		

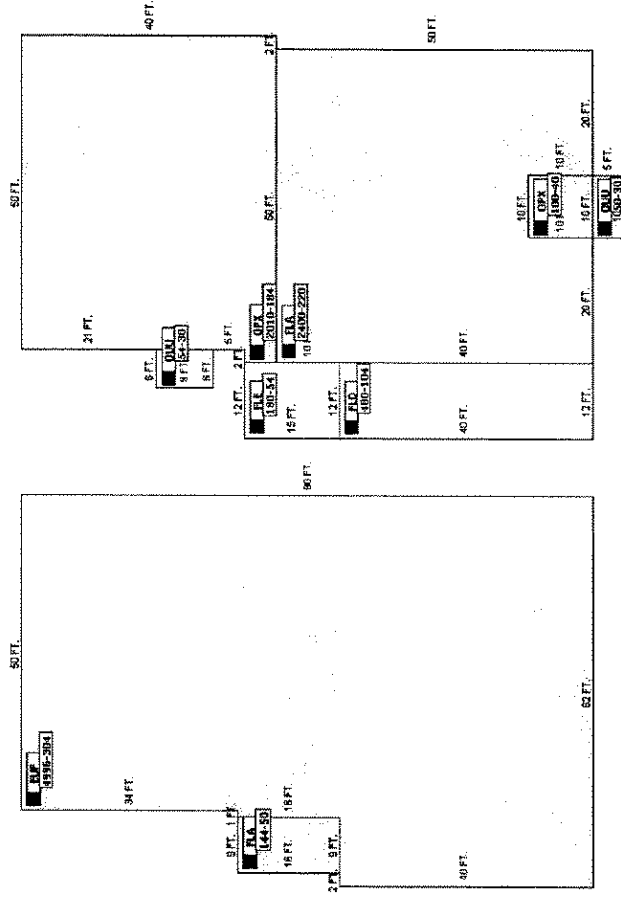
Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

[illegible]

Building Sketch 41998



Building Characteristics

Building Nbr	6	Building Type	0	Perimeter	416	Grnd Floor Area	3204
Effective Age	4	Condition	E	Depreciation %	0.05	Functional Obs	0.00
Appraiser ID	040	Quality Grade	400	Year Built	1995	Economic Obs	0.00
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	2	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	12

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
EUF	1	0	1	2003		4,996	012
FLA	2	10	1	2003		144	013
FLD	3	15	1	2003		480	014

Monroe County Property Record Card (023)

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FLA	4	8	1	1995	2,400	015
FLE	5	15	1	2003	180	016
OPX	6	0	1	2003	2,010	017
OUU	7	0	1	2003	54	018
OPX	8	0	1	1995	100	019
OUU	9	0	1	2003	50	020

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN
192714	10049		100.00	N	N	
192715	10050	RESTRNT/CAFETR-B-	100.00	Y	Y	
192716	10051	RESTRNT/CAFETR-B-	100.00	Y	Y	
192717	10052	REST/CAFET-A-	100.00	Y	Y	
192718	10053	RESTRNT/CAFETR-B-	100.00	Y	Y	
192719	10054		100.00	N	N	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
3289	AB AVE WOOD SIDING	100.00		

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Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	UB2:UTILITY BLDG	225	SF	15	15	1979	1980	3	50		
10	UB2:UTILITY BLDG	225	SF	15	15	1979	1980	3	50		
11	RK2:BOAT RACKS	175	UT	0	0	1979	1980	1	30		
12	PT3:PATIO	5,060	SF	0	0	1976	1977	1	50		
13	CL2:CH LINK FENCE	2,892	SF	482	6	1976	1977	2	30		
14	PT3:PATIO	1,276	SF	0	0	1976	1977	1	50		
15	SW2:SEAWALL	4,995	SF	999	5	1999	2000	5	60		
16	SW2:SEAWALL	1,855	SF	371	5	1999	2000	5	60		
17	DK3:CONCRETE DOCK	8,418	SF	0	0	1976	1977	5	60		
18	AP2:ASPHALT PAVING	70,250	SF	0	0	1976	1977	2	25		
19	UB2:UTILITY BLDG	96	SF	12	8	1982	1983	3	50		
2	RK2:BOAT RACKS	175	UT	0	0	1979	1980	1	30		
20	FN2:FENCES	360	SF	6	60	1993	1994	2	30		
21	UB2:UTILITY BLDG	200	SF	10	20	1982	1983	3	50		
22	RK2:BOAT RACKS	10	UT	0	0	1989	1990	1	30		
23	FN2:FENCES	1,330	SF	7	190	1993	1994	5	30		
24	CL2:CH LINK FENCE	3,120	SF	6	520	1993	1994	1	30		
25	PT3:PATIO	1,240	SF	0	0	1994	1995	2	50		
26	WD2:WOOD DECK	564	SF	0	0	1994	1995	4	40		
27	AC2:WALL AIR COND	2	UT	0	0	1994	1995	1	20		
28	WD2:WOOD DECK	60	SF	12	5	1994	1995	1	40		
29	AP2:ASPHALT PAVING	2,008	SF	0	0	1994	1995	1	25		
3	PT3:PATIO	5,060	SF	0	0	1976	1977	1	50		
30	PT3:PATIO	400	SF	100	4	1993	1994	2	50		
31	WD2:WOOD DECK	400	SF	100	4	1983	1984	4	40		
32	CB2:DET CABANA	100	SF	10	10	1993	1994	3	60		
33	UB2:UTILITY BLDG	72	SF	12	6	1989	1990	2	50		
34	UB3:LC UTIL BLDG	40	SF	10	4	1989	1990	1	30		
35	UB2:UTILITY BLDG	96	SF	12	8	1992	1993	3	50		
36	UB2:UTILITY BLDG	96	SF	12	8	1992	1993	3	50		
37	FN2:FENCES	600	SF	60	10	1995	1996	5	30		
38	FN2:FENCES	600	SF	60	10	1995	1996	5	30		
39	FN2:FENCES	192	SF	16	12	1998	1999	5	30		
4	CL2:CH LINK FENCE	2,892	SF	482	6	1976	1977	2	30		

Monroe County Property Record Card (023)

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40	SW2:SEAWALL	1,720	SF	430		4	1998	1999	1	60
5	PT3:PATIO	1,276	SF	0		0	1976	1977	1	50
6	SW2:SEAWALL	4,995	SF	999		5	1999	2000	5	60
7	SW2:SEAWALL	1,855	SF	371		5	1999	2000	5	60
8	DK3:CONCRETE DOCK	8,418	SF	0		0	1976	1977	5	60
9	AP2:ASPHALT PAVING	70,250	SF	0		0	1976	1977	2	25

Total Depreciated Value

Appraiser Notes

2004/1/6...BC...BUILDING 7 AND THE LAND UNDER IT WAS SPLIT OUT AND CONVERTED INTO CONDO BOAT STORAGE. (TO BE HANDELED BY DARLENE) THE OVERRIDE VALUE WAS REDUCED BY \$644,924. OCEANSIDE MARINA 96 SF UB2 IS GUARD HSE BLDG. #1 = TACKLESHOP BLDG. #2 = SHIP'S STORE BLDG. #3 = BOAT STORAGE BLDG. #4 = BATH HOUSE INCOME DATA IN FILE CHANGED THE PC CODE FROM 27 TO 60 FOR HE Y2K TAX VALUE AND PICKED HE 430 FEET OF RIPRAP. 00/039 2000-12-29 REMOVED THE .75 TO 1.00 FOR THE LAND ADJUSTMENT FOR THE BAY BOTTOM FOR THE 2001 TASX ROLL. DUG 2002/5/31 SB, TPP ACCOUNTS: ALL SEASON ANGLERS - 899101, BENNETT BRIAN-9028196, BITTNER, DALE -8886241, BRIENZA, JAMES-8999629, CALCUTTA-8824149, CAPT MIKES-8939657, CAPT PAUL HELWIG-8943408, CARL PEACHEY-8999255, CHARTER SEA-8918127, CHEERIO CHARTERS-9000762, CLUB FRED-8977640, COLE, WM-8977024, CURRIE, MIKE-8870418, DEBI LOU-8893761, END OF THE LINE-8977090, FUN-SEA-KER-8981677, HIGH SEAS-9000135, HUGH MORGAN-9000300, JACE GROUP-8943716, KEY LIMEY CHARTERS-8859708, KW KAYAK FISHING-8943771, KW METAL SCULPTING-8928694, LIGHTHOUSE INN-8882912, LOGAN, RYON-8970468, MANNETTI CHARTERS-8892004, MARKS MARINE DIESEL RPR-8796684, MS MARTY GARITE-8927931, MURRAY SHATT-8929368, MYSTIC DREAM-8970534, ON THE FLY-8824823, PIERCE, THOMAS-8889780, QUICK RELIEF-8684584, REEL TIME-8943375, RUSTY FLY-8970842, SEAHORSE-9003182, SEA YA-8914890, SECOND CHANCE-8927912, SHADOW-8927996, SIGNAL 20-9000762, SOUTHERNMOST SAILING-8829345, STRUTHERS, GENE-9001114, SUJA PROPERTIES-8892454, SUPER GROUPE-8928455, SUNDAYS ON THE BAY-8977035, THERAPY-8949469, THOMAS, GREG-8939349, THUMMUS-8787081, TOMCAMP-8989784, TROPICAL DREAM-8954694, WILD ABOUT DOLPHINS-8905246, WILLET MARINE-8819676, SOUTHPAW CHARTERS-9022256, MARINATECH INC-9022597, SUPER GROUPE III-9028493 2/14/2003 ADDED BLDG # 7, BOAT STORAGE. D.M.J.

Monroe County Property Record Card (023)

Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
94-0659	Aug 1 1994 12:00AM	Mar 1 1995 12:00AM	200,000	Commercial	COMM RESTAURANT
95-0276	Aug 1 1994 12:00AM	Mar 1 1995 12:00AM	500		ENCLOSURE
94-1251	Oct 1 1994 12:00AM	Oct 1 1995 12:00AM	3,025		BUILDING MISC.
981173	Aug 21 1998 12:00AM	Jun 11 1999 12:00AM	25,000	Commercial	SEAWALL
991605	Jun 23 1999 12:00AM	Jan 20 2000 12:00AM	9,500	Commercial	COMMERCIAL ROOFING
00/2271	May 24 2000 12:00AM	Jan 1 2001 12:00AM	25,000	Commercial	SEAWALL-REPAIR
01-2637	Aug 24 2001 12:00AM	Jun 10 2002 12:00AM	3,000,000		BOAT STORAGE BLDG
01-2635	Aug 24 2001 12:00AM	Jun 10 2002 12:00AM	3,000,000		BOAT STORAGE BLDG
01-5372	Aug 24 2001 12:00AM	Jun 10 2002 12:00AM	3,000,000		BOAT STORAGE BLDG
11/4681	Dec 26 2001 12:00AM		16,025		SIDEWALK-REPLACE
01/4666	Dec 21 2001 12:00AM	Jun 10 2002 12:00AM	6,000		COMM. MISC.
01/2635	Aug 24 2001 12:00AM		3,000,000		site upgrades
02/1355	May 9 2002 12:00AM		150,000		EXPANSION OF REST.
02/1758	May 14 2002 12:00AM	Jun 10 2002 12:00AM	72,000		DOCK
02-2525	Jul 12 2002 12:00AM	Mar 13 2003 12:00AM	150,000		ADD TO RESTAURANT & C.O.
01-2634	Dec 19 2001 12:00AM		30,000		SLAB 1,466 SF
04-1801	May 28 2004 12:00AM	Feb 16 2005 12:00AM	99,720		ELECTRIC MISCELLANEOUS
01102653			0		new SFR
01102654			0		new SFR
01102655			0		new SFR
01102656			0		new SFR
01102658			0		new SFR
01102659			0		new SFF
01102660			0		new SFR
01102661			0		new SFR
01102657			0		new SFR
01102642			0		new SFR
01102641			0		new SFR
01102640			0		new SFR
01102639			0		new SFR
01102645			0		new SFR
01102643			0		new SFR
01102647			0		new SFRO

Run: 03/30/2006 09:10 AM

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Monroe County Property Record Card (023)

Alternate Key: 1161624


Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
706	537	2/1/1977	Conversion Code	0	Q	I	1,366,650
1278	2366	10/1/1993	Warranty Deed	0	Q	I	2,450,000
2019	1476	6/23/2004	Warranty Deed	0	M	I	7,250,000

From: "Maggie Diaz" <MDiaz@mcpafl.org>
Subject:
Date: March 30, 2006 9:13:30 AM EST
To: "Rodney Corriveau" <rodney@craigcompany.com>
7 Attachments, 698 KB 

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Monroe County Property Record Card (023)

Alternate Key: 9054750

Roll Year 2006

Effective Date: 3/30/2006 9:00:25 AM

Run: 03/30/2006 09:00 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127440-004200-35-67-25
Alt Key 9054750
Affordable Housing No
Inspect Date
Business Name BOAT STORAGE UNIT
Physical Addr J-4 , 5950 PENINSULAR AVE
Nbhd 8099
Mill Group 110A
PC 04
Next Review

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,	BOAT STORAGE UNIT	Owner

Legal Description

UNIT J-4 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1

Monroe County Property Record Card (023)

Alternate Key: 9054783

Roll Year 2006

Effective Date: 3/30/2006 9:02:44 AM

Run: 03/30/2006 09:05 AM

 KINGS POINTE MARINA LLC
 1115 MARBELLA PLAZA DR
 TAMPA FL 33619

 Parcel 00127440-004400-35-67-25
 Alt Key 9054783
 Affordable Housing No
 Inspect Date
 Business Name
 Physical Addr J-6 , 5950 PENINSULAR AVE
 Nbhd 8099
 Mill Group 110A
 PC 04
 Next Review

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,		Owner

Legal Description

UNIT J-6 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1

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Monroe County Property Record Card (023)

Alternate Key: 9054816

Roll Year 2006

Effective Date: 3/30/2006 9:08:13 AM

Run: 03/30/2006 09:08 AM

 KINGS POINTE MARINA LLC
 1115 MARBELLA PLAZA DR
 TAMPA FL 33619

 Parcel 00127440-004700-35-67-25
 Alt Key 9054816
 Affordable Housing No
 Inspect Date
 Business Name BOAT STORAGE UNIT
 Physical Addr J-9 , 5950 PENINSULAR AVE
 Nbhd 8099
 Mill Group 110A
 PC 04
 Next Review

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,	BOAT STORAGE UNIT	Owner

Legal Description

UNIT J-9 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
------	------	-----------	------------	---------------	------	--------	------------

2019	1476	6/23/2004	Warranty Deed	0	M	I	1
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Page: 1 of 1

Monroe County Property Record Card (023)

Alternate Key: 9054849

Roll Year 2006

Effective Date: 3/30/2006 9:09:03 AM

Run: 03/30/2006 09:09 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127440-004900-35-67-25
Alt Key 9054849
Affordable Housing No
Inspect Date
Business Name BOAT STORAGE UNIT
Physical Addr J-11, 5950 PENINSULAR AVE
Nbhd 8099
Mill Group 110A
PC 04
Next Review

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,	BOAT STORAGE UNIT	Owner

Legal Description

UNIT J-11 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/63(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1

Page: 1 of 1

Monroe County Property Record Card (023)

Alternate Key: 9054860

Roll Year 2006

Effective Date: 3/30/2006 9:09:46 AM

Run: 03/30/2006 09:09 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127440-005000-35-67-25 Nbhd 8099
Alt Key 9054860 Mill Group 110A
Affordable Housing No PC 04
Inspect Date Next Review
Business Name BOAT STORAGE UNIT
Physical Addr J-12 , 5950 PENINSULAR AVE

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,	BOAT STORAGE UNIT	Owner

Legal Description

UNIT J-12 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Vai Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

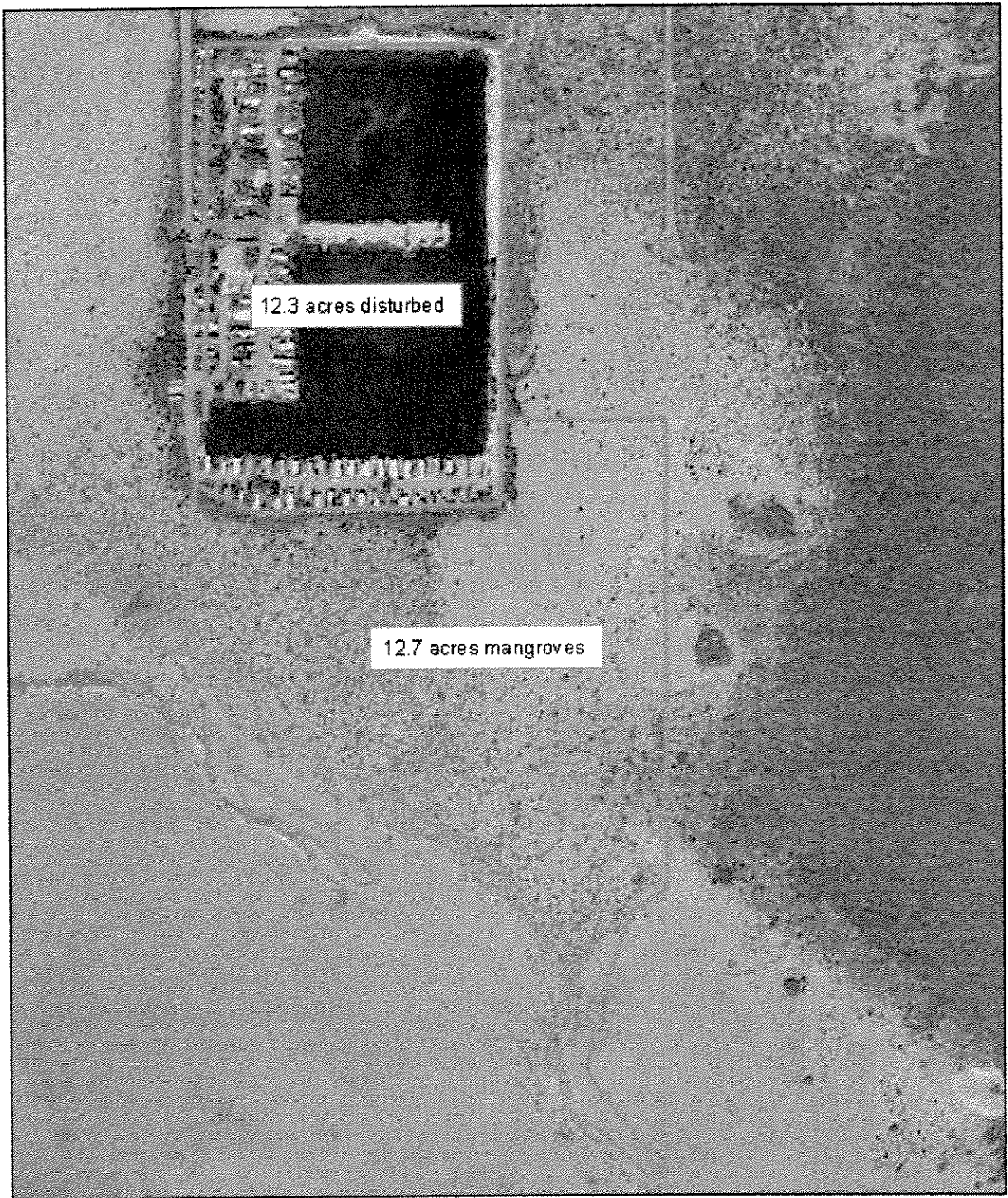
Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1

Appendix 14

Lazy Lakes Survey

Appendix 15

Lazy Lakes Aerial Photographs



Consulting Engineering and Science, Inc.
8925 S.W. 148th Street, Suite 100
Miami, Florida 33176

Lazy Lakes Campground

Habitat Conditions

Appendix 16

Resolution P52-97

RESOLUTION NO. P52-97

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING WITH CONDITIONS THE REQUEST OF DOUGLAS WALKER, FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE TO CONSTRUCT TWENTY-TWO (22) ATTACHED DWELLING UNITS (2-LEVEL, 2BR CONDOMINIUM UNITS AT 1,480 S.F. EACH); ONE (1) SWIMMING POOL; A 372 S.F. POOL HOUSE & OFFICE; A 120 S.F. OBSERVATION GAZEBO WITH AN ASSOCIATED WALKWAY; A 22,000 S.F. BOAT STORAGE BUILDING; A 2,485 S.F. ADDITION TO THE EXISTING SAILFISH RESTAURANT; AND RENOVATIONS TO THE BAIT SHOP, THE DOCK MASTER'S OFFICE AND THE FUEL TANKS ON PROPERTY DESCRIBED AS LOTS 1, 2, AND 3, BLOCK 60, AND PART OF LOTS 1 AND 2, BLOCK 61, MALONEY SUBDIVISION, STOCK ISLAND, MONROE COUNTY, FLORIDA, MILE MARKER 5. THE LAND USE DESIGNATION IS MIXED USE (MU) AND THE REAL ESTATE NUMBER IS 00127420.

WHEREAS, during a regular meeting held on July 10, 1997, the Monroe County Planning Commission conducted a public hearing on the request filed by Douglas Walker for an amendment to a major conditional use to Oceanside Marina; and

WHEREAS, the proposed development is located on property legally described as lots 1, 2, and 3, Block 60, and part of lots 1 and 2, Block 61, Maloney Subdivision, Stock Island, Monroe County, Florida; and

WHEREAS, the above-described property is located in the Mixed Use (MU) land use district; and

WHEREAS, the Planning Commission was presented with the following evidence, which by reference is hereby incorporated as a part of the record of said hearing:

1. The Major Conditional Use Permit Application received by Monroe County Planning Department on February 3, 1997 including a site plan dated January 24, 1997, a survey dated January 30, 1997, elevation drawings dated January 24, 1997, a revised level 3 traffic study dated June 6, 1997, a revised site plan dated July 3, 1997; and
2. The staff report prepared by Edward Koconis, Development Review Planner and Ralph Gouldy, Environmental Planner dated June 12, 1997; and

3. The amendment to the staff report prepared by Edward Koconis, Development Review Planner and Ralph Gouldy, Environmental Planner dated June 26, 1997; and
4. The sworn testimony of the Growth Management Staff; and
5. The presentation by Jose Gonzalez of Gonzalez Architects, agent for the applicant; and

WHEREAS, the Planning Commission has made the following Findings of Facts and Conclusions of Law based on the evidence presented:

1. Based on the site plan, we find that the applicant is proposing an increase in the commercial floor area developed on the site. Therefore, we conclude that the proposed commercial development is subject to Objective 101.3 of the Year 2010 Comprehensive Plan and must receive allocations in the non-residential permit allocation system or receive a determination of vested rights; and
2. Based on the application, we find that 22 residential units are being proposed. Therefore, we conclude that the residential units are subject to the provisions of sections 9.5-120 through 124, the Rate of Growth Ordinance (ROGO) which requires that the dwelling units be granted allocations prior to building permits being issued; and
3. Based on the site plan, the applicant is proposing 22 dwelling units which is the maximum net density permitted on the site pursuant to Section 9.5-262 of the Monroe County Code. Therefore, we conclude that 18.31 Transferable Development Rights (TDRs) are needed in order to construct the proposed development; and
4. Based on the application, the applicant is requesting a waiver of the shoreline setback to add a second floor and verandas to the existing tackle shop and dock master office which are located within the shoreline setback. We conclude that there is not sufficient justification to waive the setback to add the second floors. However, a waiver of the shoreline setback is justified for renovations only due to the existence of these structures within the shoreline setback, the fact that renovations to the buildings will not increase the impermeable area within the setback and the fact that measures will be taken to channel runoff away from the waterbody; and
5. Based on the revised site plan, the residential structures and restaurant conform to the height limit of 35'. While acceptable structure heights have been submitted in the form of a letter, heights of all structures must be included on revised plans. Therefore, we conclude that the project is not in compliance with Section 9.5-283; and

6. Based on a meeting with the applicant, the applicant has stated that no more than 205 boats will be in dry slips, however, the number of dry slips in these buildings has not been indicated on the plans. Therefore, we conclude that the project is in compliance with Section 9.5-351 as long as the entire site has no more than 205 boats stored in dry slips; and
7. Based on the application, we find that the required stormwater management plan, including the calculations, has not been submitted. Therefore, we conclude that until the County Engineer approves the plan, the project is not in compliance with Section 9.5-293; and
8. Based on the community impact report, we find that the applicant has proposed to abandon the existing sewage treatment plant and replace it with a package sewage system. The applicant has initiated coordination with the Florida Department of Environmental Protection (DEP) but has not received a DEP permit. Therefore, we conclude that compliance cannot be determined with Section 9.5-294 until an approved application from DEP is submitted; and
9. Based on the boundary survey, elevation plans, and the revised site plan, we find that the lowest supporting beam of two (2) structures (condominium buildings) located in a VE (high-hazard area) zone is not elevated to the proper height. Therefore, we conclude that the project is not in compliance with Section 9.5-317; **NOW THEREFORE,**

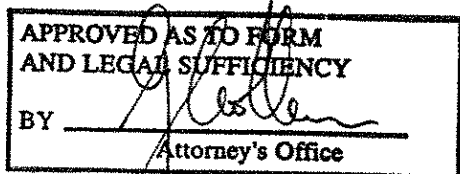
BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law, support their decision to APPROVE the Major Conditional Use request of Douglas Walker for Oceanside Marina with the following conditions:

1. If vesting is not granted the project shall be subject to the existing commercial moratorium.
2. 18.31 TDRs shall be approved as a minor conditional use prior to the submission of a building permit for the construction of the four (4) condominium buildings.
3. Plans indicating the heights of all structures with points of reference shall be submitted to the Planning Department prior to approval of the Planning Commission Resolution.
4. Boat storage shall be limited to 205 dry slips.
5. The stormwater management plan and calculations shall be submitted and approved by the County Engineer prior to the issuance of a Building Permit.

6. Plans indicating finished floor elevations of all structures shall be submitted to the Planning Department and all structures shall conform to the Flood Management Criteria of Section 9.5-317 prior to approval of the Planning Commission Resolution.
7. A waiver is granted for renovations to the tackle shop, dock master's office and fuel tank structure provided that the roofs have gutters installed to channel runoff away from the water in accordance with the stormwater management plan. No waiver is granted for second floor additions to any building within the shoreline setback.
8. A permit from Department of Environmental Protection for the proposed package sewage system shall be submitted to the Planning Department prior to the issuance of a Building Permit.
9. All residential units are subject to the Residential Rate of Growth Ordinance.

PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 10th day of July, 1997.

Chair Hansley	<u>Y</u>
Vice-Chair Nugent	<u>Y</u>
Commissioner Chaplin	<u>Y</u>
Commissioner Mannillo	<u>Y</u>
Commissioner Gorsuch	<u>Y</u>



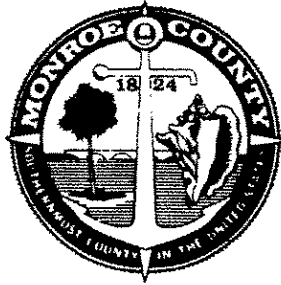
PLANNING COMMISSION OF
MONROE COUNTY, FLORIDA
BY Billy Gorsuch
Billy Gorsuch, Chair

Signed this 18TH day of AUGUST, 1999.

MONROE COUNTY
OFFICIAL RECORDS

Appendix 17

Development Order #12-96



MONROE COUNTY
OFFICIAL RECORDS

FILE #964852
BK#1420 PG#2134

RCD Sep 06 1996 11:59AM
DANNY L KOLHAGE, CLERK

MONROE COUNTY, FLORIDA
MINOR CONDITIONAL USE DEVELOPMENT ORDER #12-96

A DEVELOPMENT ORDER GRANTING THE REQUEST OF SCOTT OROPEZA FOR A MINOR CONDITIONAL USE TO CONSTRUCT A 9,600 SQ. FT. BUILDING TO BE USED FOR STORAGE ON PROPERTY DESCRIBED AS LOTS 1, 2, AND 3, BLOCK 61, MALONEY SUBDIVISION, STOCK ISLAND, SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, APPROXIMATE MILE MARKER 5. THE LAND USE DESIGNATION IS MIXED USE AND THE REAL ESTATE NUMBER IS 0127420-000100.

WHEREAS, Scott Oropeza is the owner of real property described as Lots 1, 2, and 3, Block 61, Stock Island, Monroe County, Florida and having real estate number 0127420-000100 ; and

WHEREAS, Scott Oropeza applied for a minor conditional use approval to construct a 9,600 sq. ft. building to be used for storage on the above-described property; and

WHEREAS, the above-described property is located in the Mixed Use land use district; and

WHEREAS, on July 9, 1996, the Development Review Committee of Monroe County, Florida, in accordance with the provisions of Sections 9.5-24 and 9.5-68 of the Monroe County Land Development Regulations, met to review the request of Scott Oropeza; and

WHEREAS, the Development Review Committee reviewed the following documents relevant to Scott Oropeza's request:

1. Application for Development Approval filed by Scott Oropeza, including a sealed site plan drawn by Gonzalez Architects and dated April 10, 1996, a survey prepared by Frederick H. Hildebrandt on November 3, 1995, drainage plans and calculations prepared by Frederick H. Hildebrandt on April 10, 1996, and a Level 1 traffic study prepared by Kimley-Horn and Associates, Inc.; and

2. Staff report submitted by Jill Jernigan, Monroe County Development Review Planner and Dianna Stevenson, Monroe County Biologist dated June 24, 1996 to the Development Review Committee recommending approval with conditions; and
3. Coordination letters from the following agencies:
 - a) City Electric System dated May 24, 1996;
 - b) Florida Department of State, Division of Historic Resources dated May 28, 1996;
 - c) Florida Keys Aqueduct Authority dated May 16, 1996;
 - d) Florida Department of Health and Rehabilitative Services dated May 17, 1996;
 - e) Monroe County Recycling Department dated May 23, 1996;
 - f) Monroe County Fire Marshall dated May 14, 1996; and

WHEREAS, based on the information and documentary evidence submitted, the Development Review Committee made the following findings of fact and conclusions of law:

1. Based on the drainage plans submitted by the applicant, it appears that all stormwater will be retained on site. However, until the drainage calculations are reviewed by the County Engineer, compliance cannot be determined; and
2. The applicant did not submit a written explanation of how construction debris is to be stored and removed from the project site. Therefore, the proposal is not in compliance with Sec. 8-85 of the Monroe County Code; and
3. It is the policy of Monroe County to not issue new permits for nonresidential development until Policies 101.3.5 and 101.5.5 of the Year 2010 Comprehensive Plan are implemented unless the development is federally tax exempt or is vested pursuant to Policy 101.18.2 of the Year 2010 Comprehensive Plan. Based on the fact that the proposed development is nonresidential in nature, has not received a determination of vested rights and is not federally tax exempt, we find that the applicant is subject to the provisions of Policy 101.5.5. Therefore, we conclude that once Policies 101.3.5 and 101.5.5 are implemented, the proposed development will be subject to the nonresidential rate of growth ordinance.

WHEREAS, the Development Review Committee, based on its findings of fact, recommended that the Planning Director grant minor conditional use approval to Scott Oropeza with conditions; and

WHEREAS, the Planning Director has duly considered the recommendation of the Development Review Committee and the information and documentary evidence submitted; and

WHEREAS, the Planning Director supports the recommendation of the Development Review Committee to approve with conditions the minor conditional use application submitted by Scott Oropeza; and

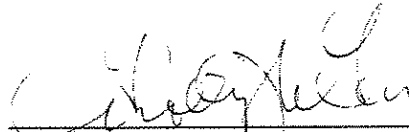
WHEREAS, the record established, the testimonies offered, and the evidence submitted support the findings of fact adopted by the Development Review Committee; NOW THEREFORE,

BE IT RESOLVED BY THE PLANNING DIRECTOR OF MONROE COUNTY, FLORIDA, that:

The application for a minor conditional use approval submitted by Scott Oropeza for a 9,600 sq. ft. building to be used for storage, located on property described as Lots 1, 2, and 3, Block 61, Stock Island, Section 35, Township 67 South, Range 25 East, Tallahassee Meridian, Stock Island, Monroe County, Florida is hereby APPROVED, with the following conditions:

- 1) Prior to the issuance of a building permit, the final plans shall be reviewed by the County Engineer for compliance with Sec. 9.5-293, Surface Water Management.
- 2) Prior to the issuance of a building permit, the applicant shall provide the Building Department with a written explanation of how construction debris is to be stored and removed from the site.
- 5) Prior to the issuance of a building permit, the applicant shall either gain an allocation in the nonresidential permit allocation system or receive a determination of vested rights.

Date: 7/23/96



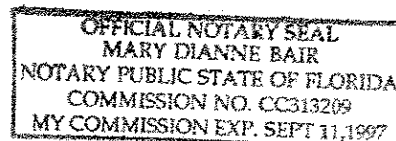
Timothy J. McGarry, AICP
Director of Planning

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in the County of Monroe, to take acknowledgments, personally appeared Timothy J. McGarry, known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of JULY, 1996



NOTARY PUBLIC, STATE OF FLORIDA



page 3

NOTICE

Section 9.5-72.(a) of Monroe County Code states that a conditional use permit shall not be transferred to a successive owner without notification to the Development Review Coordinator within five (5) days of the transfer.

Under the authority of Section 9.5-72(a) of the Monroe County Land Development Regulations, this development order shall become null and void, with no further notice required by the County, unless a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the Monroe County Building Official within six (6) months of the expiration of the Department of Community Affairs appeal period or the date when the Department of Community Affairs waives its appeal and all required certificates of occupancy are procured within three (3) years of the date this development order is approved by the Planning Director.

If this development order is appealed under the Monroe County code or by the Department of Community Affairs, the above time limits shall be tolled until the appeals are resolved.

This instrument shall not take effect for thirty (30) working days following the date of memorialization thereof, and during that time permit shall be subject to appeal as provided in Section 9.5-521 of the Monroe County land development regulations. An appeal shall stay the effectiveness of this instrument until resolved.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty five (45) days following the rendition to the Florida Department of Community Affairs. During that forty-five days, the Florida Department of Community Affairs may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

The implementation of the Monroe County Year 2010 Comprehensive Plan may affect the ability of the applicant to fulfill the provisions of this development order.

MONROE COUNTY
OFFICIAL RECORDS



SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & MacDondald Avenue*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2005 Peak Season*

Volume and Timing Input

			EB			WB			NB			SB			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Num. of Lanes			0	2	1	0	2	0	2	0	0	0	0	0	
Lane Group				T	R		T		L						
Volume (vph)				1544	451		878		408						
% Heavy veh			0	2	0	0	2	0	1	0	0	0	0	0	
PHF			0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	
Actuated (P/A)				P	P		P		A						
Startup lost time				2.0	2.0		2.0		2.0	2.0		2.0			
Ext. eff. green				2.0	2.0		2.0		2.0	2.0		2.0			
Arrival type				3	3		3		3	3		3			
Unit Extension				3.0	3.0		3.0		3.0	3.0		3.0			
Ped/Bike/RTOR Volume			0	0	0	0	0	0	0	0	0	0	0		
Lane Width				12.0	12.0		12.0		12.0	12.0		12.0			
Parking/Grade/Parking			N	0	N	N	0	N	N	0	N	N	0	N	
Parking/hr															
Bus stops/hr				0	0		0		0	0		0			
Unit Extension				3.0	3.0		3.0		3.0	3.0		3.0			
Phasing	Thru & RT	02	03		04		NB Only		06		07		08		
Timing	G = 73.0	G =	G =		G =		G = 27.0		G =		G =		G =		
	Y = 5	Y =	Y =		Y =		Y = 5		Y =		Y =		Y =		
Duration of Analysis (hrs) = 0.25										Cycle Length C = 110.0					

Lane Group Capacity, Control Delay, and LOS Determination

	EB		WB		NB		SB	
Adj. flow rate	1716	501	976		453	0	0	
Lane group cap.	2354	1072	2354		852			
v/c ratio	0.73	0.47	0.41		0.53			
Green ratio	0.66	0.66	0.66		0.25	0.00	0.00	
Unif. delay d ₁	12.1	9.0	8.6		36.0			
Delay factor k	0.50	0.50	0.50		0.13			
Increm. delay d ₂	2.0	1.5	0.5		0.6			
PF factor	1.000	1.000	1.000		1.000			
Control delay	14.1	10.5	9.1		36.7			
Lane group LOS	B	B	A		D			
Apprch. delay	13.3		9.1		36.7			
Approach LOS	B		A		D			
Intersec. delay	15.1		Intersection LOS				B	

SHORT REPORT

General Information				Site Information			
Analyst	RPE/TAP			Intersection	US 1 & MacDondald Avenue		
Agency or Co.				Area Type	All other areas		
Date Performed	1/23/2006			Jurisdiction			
Time Period	PM Peak			Analysis Year	2007 Without Site		

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	2	1	0	2	0	2	0	0	0	0	0
Lane Group		T	R		T		L					
Volume (vph)		1563	454		889		411					
% Heavy veh	0	2	0	0	2	0	1	0	0	0	0	0
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Actuated (P/A)		P	P		P		A					
Startup lost time		2.0	2.0		2.0		2.0	2.0			2.0	
Ext. eff. green		2.0	2.0		2.0		2.0	2.0			2.0	
Arrival type		3	3		3		3	3			3	
Unit Extension		3.0	3.0		3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0	12.0		12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0	0		0		0	0			0	
Unit Extension		3.0	3.0		3.0		3.0	3.0			3.0	

Phasing	Thru & RT	02	03	04	NB Only	06	07	08
Timing	G = 73.0	G =	G =	G =	G = 27.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 110.0			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		1737	504		988		457	0			0	
Lane group cap.		2354	1072		2354		852					
v/c ratio		0.74	0.47		0.42		0.54					
Green ratio		0.66	0.66		0.66		0.25	0.00			0.00	
Unif. delay d ₁		12.2	9.0		8.6		36.1					
Delay factor k		0.50	0.50		0.50		0.14					
Increm. delay d ₂		2.1	1.5		0.6		0.7					
PF factor		1.000	1.000		1.000		1.000					
Control delay		14.3	10.5		9.2		36.7					
Lane group LOS		B	B		A		D					
Apprch. delay	13.5			9.2			36.7					
Approach LOS	B			A			D					
Intersec. delay	15.2			Intersection LOS						B		

SHORT REPORT

General Information				Site Information			
Analyst	RPE/TAP			Intersection	US 1 & MacDonaldd Avenue		
Agency or Co.				Area Type	All other areas		
Date Performed	1/23/2006			Jurisdiction			
Time Period	PM Peak			Analysis Year	2007 With Site		

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	2	1	0	2	0	2	0	0	0	0	0
Lane Group		T	R		T		L					
Volume (vph)		1563	468		889		418					
% Heavy veh	0	2	0	0	2	0	1	0	0	0	0	0
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Actuated (P/A)		P	P		P		A					
Startup lost time		2.0	2.0		2.0		2.0	2.0			2.0	
Ext. eff. green		2.0	2.0		2.0		2.0	2.0			2.0	
Arrival type		3	3		3		3	3			3	
Unit Extension		3.0	3.0		3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0	12.0		12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0	0		0		0	0			0	
Unit Extension		3.0	3.0		3.0		3.0	3.0			3.0	
Phasing	Thru & RT	02	03	04	NB Only		06		07		08	
Timing	G = 73.0	G =	G =	G =	G = 27.0		G =		G =		G =	
	Y = 5	Y =	Y =	Y =	Y = 5		Y =		Y =		Y =	
Duration of Analysis (hrs) = 0.25								Cycle Length C = 110.0				

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		1737	520		988		464	0			0	
Lane group cap.		2354	1072		2354		852					
v/c ratio		0.74	0.49		0.42		0.54					
Green ratio		0.66	0.66		0.66		0.25	0.00			0.00	
Unif. delay d ₁		12.2	9.2		8.6		36.1					
Delay factor k		0.50	0.50		0.50		0.14					
Increm. delay d ₂		2.1	1.6		0.6		0.7					
PF factor		1.000	1.000		1.000		1.000					
Control delay		14.3	10.7		9.2		36.9					
Lane group LOS		B	B		A		D					
Apprch. delay	13.5			9.2			36.9					
Approach LOS	B			A			D					
Intersec. delay	15.3			Intersection LOS						B		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Cross Street*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2005 Peak Season*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	2	0	1	2	0	1	0	1	0	0	0
Lane Group		TR		L	T		L		R			
Volume (vph)		1932	216	12	1402		195		43			
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.90	0.94	0.94	0.93	0.93	0.90	0.72	0.90	0.72	0.90	0.90	0.90
Actuated (P/A)		P	P	P	P		A		A			
Startup lost time		2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Ext. eff. green		2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Arrival type		3		3	3		3	3	3		3	
Unit Extension		3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Ped/Bike/RTOR Volume	0	0	77	0	0	0	0	0	12	0	0	0
Lane Width		12.0		12.0	12.0		12.0	12.0	12.0		12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0		0	0		0	0	0		0	
Unit Extension		3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Phasing	EW Perm	02	03	04	NB Only	06	07	08				
Timing	G = 73.0	G =	G =	G =	G = 27.0	G =	G =	G =				
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 110.0						

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		2203		13	1508		271	0	43		0	
Lane group cap.		2376		69	2401		443		396			
v/c ratio		0.93		0.19	0.63		0.61		0.11			
Green ratio		0.66		0.66	0.66		0.25	0.00	0.25		0.00	
Unif. delay d ₁		16.2		7.1	10.7		36.8		32.2			
Delay factor k		0.50		0.50	0.50		0.20		0.11			
Increm. delay d ₂		7.8		6.0	1.3		2.5		0.1			
PF factor		1.000		1.000	1.000		1.000		1.000			
Control delay		24.0		13.1	11.9		39.3		32.3			
Lane group LOS		C		B	B		D		C			
Apprch. delay	24.0			11.9			38.4					
Approach LOS	C			B			D					
Intersec. delay	20.6			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Cross Street*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 Without Site*

Volume and Timing Input

			EB			WB			NB			SB			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Num. of Lanes			0	2	0	1	2	0	1	0	1	0	0	0	
Lane Group				TR		L	T		L		R				
Volume (vph)				1956	217	12	1420		196		43				
% Heavy veh			0	0	0	0	0	0	0	0	0	0	0	0	
PHF			0.90	0.94	0.94	0.93	0.93	0.90	0.72	0.90	0.72	0.90	0.90	0.90	
Actuated (P/A)				P	P	P	P		A		A				
Startup lost time				2.0		2.0	2.0		2.0	2.0	2.0		2.0		
Ext. eff. green				2.0		2.0	2.0		2.0	2.0	2.0		2.0		
Arrival type				3		3	3		3	3	3		3		
Unit Extension				3.0		3.0	3.0		3.0	3.0	3.0		3.0		
Ped/Bike/RTOR Volume			0	0	77	0	0	0	0	0	12	0	0	0	
Lane Width				12.0		12.0	12.0		12.0	12.0	12.0		12.0		
Parking/Grade/Parking			N	0	N	N	0	N	N	0	N	N	0	N	
Parking/hr															
Bus stops/hr				0		0	0		0	0	0		0		
Unit Extension				3.0		3.0	3.0		3.0	3.0	3.0		3.0		
Phasing	EW Perm	02	03		04		NB Only		06		07		08		
Timing	G = 73.0	G =	G =		G =		G = 27.0		G =		G =		G =		
	Y = 5	Y =	Y =		Y =		Y = 5		Y =		Y =		Y =		
Duration of Analysis (hrs) = 0.25										Cycle Length C = 110.0					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		2230		13	1527		272	0	43		0	
Lane group cap.		2376		69	2401		443		396			
v/c ratio		0.94		0.19	0.64		0.61		0.11			
Green ratio		0.66		0.66	0.66		0.25	0.00	0.25		0.00	
Unif. delay d ₁		16.5		7.1	10.8		36.9		32.2			
Delay factor k		0.50		0.50	0.50		0.20		0.11			
Incram. delay d ₂		8.8		6.0	1.3		2.5		0.1			
PF factor		1.000		1.000	1.000		1.000		1.000			
Control delay		25.3		13.1	12.1		39.4		32.3			
Lane group LOS		C		B	B		D		C			
Apprch. delay		25.3		12.1			38.4					
Approach LOS		C		B			D					
Intersec. delay		21.3		Intersection LOS							C	

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Cross Street*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 With Site*

Volume and Timing Input

		EB			WB			NB			SB			
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Num. of Lanes		0	2	0	1	2	0	1	0	1	0	0	0	
Lane Group			TR		L	T		L		R				
Volume (vph)			1970	217	12	1427		196		43				
% Heavy veh		0	0	0	0	0	0	0	0	0	0	0	0	
PHF		0.90	0.94	0.94	0.93	0.93	0.90	0.72	0.90	0.72	0.90	0.90	0.90	
Actuated (P/A)			P	P	P	P		A		A				
Startup lost time			2.0		2.0	2.0		2.0	2.0	2.0		2.0		
Ext. eff. green			2.0		2.0	2.0		2.0	2.0	2.0		2.0		
Arrival type			3		3	3		3	3	3		3		
Unit Extension			3.0		3.0	3.0		3.0	3.0	3.0		3.0		
Ped/Bike/RTOR Volume		0	0	77	0	0	0	0	0	12	0	0	0	
Lane Width			12.0		12.0	12.0		12.0	12.0	12.0		12.0		
Parking/Grade/Parking		N	0	N	N	0	N	N	0	N	N	0	N	
Parking/hr														
Bus stops/hr			0		0	0		0	0	0		0		
Unit Extension			3.0		3.0	3.0		3.0	3.0	3.0		3.0		
Phasing	EW Perm	02	03		04		NB Only		06		07		08	
Timing	G = 73.0	G =	G =		G =		G = 27.0		G =		G =		G =	
	Y = 5	Y =	Y =		Y =		Y = 5		Y =		Y =		Y =	
Duration of Analysis (hrs) = 0.25									Cycle Length C = 110.0					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		2245		13	1534		272	0	43		0	
Lane group cap.		2377		69	2401		443		396			
v/c ratio		0.94		0.19	0.64		0.61		0.11			
Green ratio		0.66		0.66	0.66		0.25	0.00	0.25		0.00	
Unif. delay d ₁		16.7		7.1	10.8		36.9		32.2			
Delay factor k		0.50		0.50	0.50		0.20		0.11			
Increm. delay d ₂		9.4		6.0	1.3		2.5		0.1			
PF factor		1.000		1.000	1.000		1.000		1.000			
Control delay		26.0		13.1	12.1		39.4		32.3			
Lane group LOS		C		B	B		D		C			
Apprch. delay		26.0			12.1		38.4					
Approach LOS		C			B		D					
Intersec. delay		21.8		Intersection LOS							C	

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & College Road*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2005 Peak Season*

Volume and Timing Input

	EB			WB			NB			SB			
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Num. of Lanes	1	2	0	0	2	1	0	0	0	1	0	1	
Lane Group	L	T			T	R				L		R	
Volume (vph)	186	2210			1635	31				125		221	
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0	
PHF	0.86	0.86	0.90	0.90	0.91	0.91	0.90	0.90	0.90	0.79	0.90	0.79	
Actuated (P/A)	A	P			P	P				A		A	
Startup lost time	2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0	
Ext. eff. green	2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0	
Arrival type	3	3			3	3		3		3	3	3	
Unit Extension	3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	13	0	0	0	0	0	94	
Lane Width	12.0	12.0			12.0	12.0		12.0		12.0	12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N	
Parking/hr													
Bus stops/hr	0	0			0	0		0		0	0	0	
Unit Extension	3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0	
Phasing	EB Only	EW Perm	03		04		SB Only		06		07		08
Timing	G = 20.0	G = 77.0	G =		G =		G = 23.0		G =		G =		G =
	Y = 4.5	Y = 5	Y =		Y =		Y = 6		Y =		Y =		Y =
Duration of Analysis (hrs) = 0.25								Cycle Length C = 135.5					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	216	2570			1797	20		0		158	0	161
Lane group cap.	322	2710			2056	918				306		584
v/c ratio	0.67	0.95			0.87	0.02				0.52		0.28
Green ratio	0.75	0.75			0.57	0.57		0.00		0.17	0.00	0.36
Unif. delay d ₁	41.5	14.7			25.1	12.8				51.2		30.7
Delay factor k	0.24	0.50			0.50	0.50				0.12		0.11
Increm. delay d ₂	5.3	8.8			5.5	0.0				1.5		0.3
PF factor	1.000	1.000			1.000	1.000				1.000		1.000
Control delay	46.8	23.6			30.6	12.8				52.7		30.9
Lane group LOS	D	C			C	B				D		C
Approch. delay	25.4			30.4						41.7		
Approach LOS	C			C						D		
Intersec. delay	28.3			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & College Road*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 Without Site*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	2	0	0	2	1	0	0	0	1	0	1
Lane Group	L	T			T	R				L		R
Volume (vph)	187	2238			1655	31				126		222
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.86	0.86	0.90	0.90	0.91	0.91	0.90	0.90	0.90	0.79	0.90	0.79
Actuated (P/A)	A	P			P	P				A		A
Startup lost time	2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0
Ext. eff. green	2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0
Arrival type	3	3			3	3		3		3	3	3
Unit Extension	3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	13	0	0	0	0	0	94
Lane Width	12.0	12.0			12.0	12.0		12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0			0	0		0		0	0	0
Unit Extension	3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0
Phasing	EB Only	EW Perm	03	04	SB Only	06	07	08				
Timing	G = 20.0	G = 77.0	G =	G =	G = 23.0	G =	G =	G =				
	Y = 4.5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25								Cycle Length C = 135.5				

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	217	2602			1819	20		0		159	0	162
Lane group cap.	322	2710			2056	918				306		584
v/c ratio	0.67	0.96			0.88	0.02				0.52		0.28
Green ratio	0.75	0.75			0.57	0.57		0.00		0.17	0.00	0.36
Unif. delay d ₁	41.8	15.2			25.4	12.8				51.2		30.7
Delay factor k	0.25	0.50			0.50	0.50				0.13		0.11
Increm. delay d ₂	5.5	10.2			6.0	0.0				1.6		0.3
PF factor	1.000	1.000			1.000	1.000				1.000		1.000
Control delay	47.2	25.4			31.4	12.8				52.8		30.9
Lane group LOS	D	C			C	B				D		C
Apprch. delay	27.1			31.2						41.8		
Approach LOS	C			C						D		
Intersec. delay	29.6			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & College Road*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 With Site*

Volume and Timing Input

		EB			WB			NB			SB		
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes		1	2	0	0	2	1	0	0	0	1	0	1
Lane Group		L	T			T	R				L		R
Volume (vph)		187	2252			1662	31				126		222
% Heavy veh		0	0	0	0	0	0	0	0	0	0	0	0
PHF		0.86	0.86	0.90	0.90	0.91	0.91	0.90	0.90	0.90	0.79	0.90	0.79
Actuated (P/A)		A	P			P	P				A		A
Startup lost time		2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0
Ext. eff. green		2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0
Arrival type		3	3			3	3		3		3	3	3
Unit Extension		3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume		0	0	0	0	0	13	0	0	0	0	0	94
Lane Width		12.0	12.0			12.0	12.0		12.0		12.0	12.0	12.0
Parking/Grade/Parking		N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr													
Bus stops/hr		0	0			0	0		0		0	0	0
Unit Extension		3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0
Phasing	EB Only	EW Perm	03		04		SB Only		06		07		08
Timing	G = 20.0	G = 77.0	G =		G =		G = 23.0		G =		G =		G =
	Y = 4.5	Y = 5	Y =		Y =		Y = 6		Y =		Y =		Y =
Duration of Analysis (hrs) = 0.25										Cycle Length C = 135.5			

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	217	2619			1826	20		0		159	0	162
Lane group cap.	322	2710			2056	918				306		584
v/c ratio	0.67	0.97			0.89	0.02				0.52		0.28
Green ratio	0.75	0.75			0.57	0.57		0.00		0.17	0.00	0.36
Unif. delay d ₁	41.8	15.5			25.5	12.8				51.2		30.7
Delay factor k	0.25	0.50			0.50	0.50				0.13		0.11
Increm. delay d ₂	5.5	11.0			6.2	0.0				1.6		0.3
PF factor	1.000	1.000			1.000	1.000				1.000		1.000
Control delay	47.3	26.5			31.7	12.8				52.8		30.9
Lane group LOS	D	C			C	B				D		C
Apprch. delay	28.1			31.5						41.8		
Approach LOS	C			C						D		
Intersec. delay	30.2			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Roosevelt Blvd.*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2005 Peak Season*

Volume and Timing Input

		EB			WB			NB			SB				
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
Num. of Lanes		0	0	0	2	0	1	0	1	1	2	1	0		
Lane Group					L		R		T	R	L	T			
Volume (vph)					664		1146		141	1340	1347	197			
% Heavy veh		0	0	0	2	0	2	0	2	2	2	2	0		
PHF		0.90	0.90	0.90	0.92	0.90	0.92	0.90	0.92	0.92	0.92	0.92	0.90		
Actuated (P/A)					A		A		A	A	P	P			
Startup lost time			2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0			
Ext. eff. green			2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0			
Arrival type			3		3	3	3		3	3	3	3			
Unit Extension			3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0			
Ped/Bike/RTOR Volume		0	0	0	0	0	616	0	0	815	0	0	0		
Lane Width			12.0		12.0	12.0	12.0		12.0	12.0	12.0	12.0			
Parking/Grade/Parking		N	0	N	N	0	N	N	0	N	N	0	N		
Parking/hr															
Bus stops/hr			0		0	0	0		0	0	0	0			
Unit Extension			3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0			
Phasing	WB Only	02		03		04		SB Only		NB Only		07		08	
Timing	G = 30.0	G =		G =		G =		G = 46.0		G = 20.0		G =		G =	
	Y = 4	Y =		Y =		Y =		Y = 3		Y = 4		Y =		Y =	
Duration of Analysis (hrs) = 0.25										Cycle Length C = 107.0					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		0		722	0	576		153	571	1464	214	
Lane group cap.				964		1583		348	799	1478	801	
v/c ratio				0.75		0.36		0.44	0.71	0.99	0.27	
Green ratio		0.00		0.28	0.00	1.00		0.19	0.50	0.43	0.43	
Unif. delay d ₁				35.1		0.0		38.5	20.5	30.3	19.6	
Delay factor k				0.30		0.11		0.11	0.28	0.50	0.50	
Increm. delay d ₂				3.3		0.1		0.9	3.1	21.3	0.8	
PF factor				1.000		0.950		1.000	1.000	1.000	1.000	
Control delay				38.4		0.1		39.4	23.6	51.5	20.5	
Lane group LOS				D		A		D	C	D	C	
Apprch. delay				21.4			26.9			47.6		
Approach LOS				C			C			D		
Intersec. delay	34.4			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Roosevelt Blvd.*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 Without Site*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	0	0	2	0	1	0	1	1	2	1	0
Lane Group				L		R		T	R	L	T	
Volume (vph)				671		1158		142	1354	1361	198	
% Heavy veh	0	0	0	2	0	2	0	2	2	2	2	0
PHF	0.90	0.90	0.90	0.92	0.90	0.92	0.90	0.92	0.92	0.92	0.92	0.90
Actuated (P/A)				A		A		A	A	P	P	
Startup lost time		2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0	
Ext. eff. green		2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0	
Arrival type		3		3	3	3		3	3	3	3	
Unit Extension		3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	616	0	0	815	0	0	0
Lane Width		12.0		12.0	12.0	12.0		12.0	12.0	12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0		0	0	0		0	0	0	0	
Unit Extension		3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	
Phasing	WB Only	02	03	04	SB Only	NB Only	07	08				
Timing	G = 30.0	G =	G =	G =	G = 46.0	G = 20.0	G =	G =				
	Y = 4	Y =	Y =	Y =	Y = 3	Y = 4	Y =	Y =				
Duration of Analysis (hrs) = 0.25								Cycle Length C = 107.0				

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		0		729	0	589		154	586	1479	215	
Lane group cap.				964		1583		348	799	1478	801	
v/c ratio				0.76		0.37		0.44	0.73	1.00	0.27	
Green ratio		0.00		0.28	0.00	1.00		0.19	0.50	0.43	0.43	
Unif. delay d ₁				35.2		0.0		38.6	20.8	30.5	19.7	
Delay factor k				0.31		0.11		0.11	0.29	0.50	0.50	
Increm. delay d ₂				3.5		0.1		0.9	3.5	23.6	0.8	
PF factor				1.000		0.950		1.000	1.000	1.000	1.000	
Control delay				38.6		0.1		39.5	24.4	54.1	20.5	
Lane group LOS				D		A		D	C	D	C	
Apprch. delay				21.4			27.5			49.8		
Approach LOS				C			C			D		
Intersec. delay	35.4			Intersection LOS						D		

SHORT REPORT

General Information				Site Information			
Analyst	RPE/TAP			Intersection	US 1 & Roosevelt Blvd.		
Agency or Co.				Area Type	All other areas		
Date Performed	1/23/2006			Jurisdiction			
Time Period	PM Peak			Analysis Year	2007 With Site		

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	0	0	2	0	1	0	1	1	2	1	0
Lane Group				L		R		T	R	L	T	
Volume (vph)				674		1162		142	1360	1369	198	
% Heavy veh	0	0	0	2	0	2	0	2	2	2	2	0
PHF	0.90	0.90	0.90	0.92	0.90	0.92	0.90	0.92	0.92	0.92	0.92	0.90
Actuated (P/A)				A		A		A	A	P	P	
Startup lost time		2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0	
Ext. eff. green		2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0	
Arrival type		3		3	3	3		3	3	3	3	
Unit Extension		3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	616	0	0	815	0	0	0
Lane Width		12.0		12.0	12.0	12.0		12.0	12.0	12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0		0	0	0		0	0	0	0	
Unit Extension		3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	
Phasing	WB Only	02	03	04	SB Only	NB Only	07	08				
Timing	G = 30.0	G =	G =	G =	G = 46.0	G = 20.0	G =	G =				
	Y = 4	Y =	Y =	Y =	Y = 3	Y = 4	Y =	Y =				
Duration of Analysis (hrs) = 0.25				Cycle Length C = 107.0								

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adj. flow rate		0		733	0	593		154	592	1488	215	
Lane group cap.				964		1583		348	799	1478	801	
v/c ratio				0.76		0.37		0.44	0.74	1.01	0.27	
Green ratio		0.00		0.28	0.00	1.00		0.19	0.50	0.43	0.43	
Unif. delay d ₁				35.2		0.0		38.6	21.0	30.5	19.7	
Delay factor k				0.31		0.11		0.11	0.30	0.50	0.50	
Increm. delay d ₂				3.6		0.1		0.9	3.7	25.1	0.8	
PF factor				1.000		0.950		1.000	1.000	1.000	1.000	
Control delay				38.8		0.1		39.5	24.7	55.6	20.5	
Lane group LOS				D		A		D	C	E	C	
Apprch. delay				21.5			27.7			51.1		
Approach LOS				C			C			D		
Intersec. delay	36.1			Intersection LOS						D		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Roosevelt Blvd.*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 With Site & New Timing*

Volume and Timing Input

			EB			WB			NB			SB			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Num. of Lanes			0	0	0	2	0	1	0	1	1	2	1	0	
Lane Group						L		R		T	R	L	T		
Volume (vph)						674		1162		142	1360	1369	198		
% Heavy veh			0	0	0	2	0	2	0	2	2	2	2	0	
PHF			0.90	0.90	0.90	0.92	0.90	0.92	0.90	0.92	0.92	0.92	0.92	0.90	
Actuated (P/A)						A		A		A	A	P	P		
Startup lost time				2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0		
Ext. eff. green				2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0		
Arrival type				3		3	3	3		3	3	3	3		
Unit Extension				3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0		
Ped/Bike/RTOR Volume			0	0	0	0	0	616	0	0	815	0	0	0	
Lane Width				12.0		12.0	12.0	12.0		12.0	12.0	12.0	12.0		
Parking/Grade/Parking			N	0	N	N	0	N	N	0	N	N	0	N	
Parking/hr															
Bus stops/hr				0		0	0	0		0	0	0	0		
Unit Extension				3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0		
Phasing	WB Only	02	03		04		SB Only		NB Only		07		08		
Timing	G = 28.0	G =	G =		G =		G = 49.0		G = 20.0		G =		G =		
	Y = 4	Y =	Y =		Y =		Y = 3		Y = 4		Y =		Y =		
Duration of Analysis (hrs) = 0.25										Cycle Length C = 108.0					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		0		733	0	593		154	592	1488	215	
Lane group cap.				891		1583		345	762	1559	845	
v/c ratio				0.82		0.37		0.45	0.78	0.95	0.25	
Green ratio		0.00		0.26	0.00	1.00		0.19	0.48	0.45	0.45	
Unif. delay d ₁				37.7		0.0		39.1	23.2	28.4	18.2	
Delay factor k				0.36		0.11		0.11	0.33	0.50	0.50	
Increm. delay d ₂				6.3		0.1		0.9	5.1	14.3	0.7	
PF factor				1.000		0.950		1.000	1.000	1.000	1.000	
Control delay				43.9		0.1		40.0	28.3	42.7	18.9	
Lane group LOS				D		A		D	C	D	B	
Apprch. delay				24.4			30.7			39.7		
Approach LOS				C			C			D		
Intersec. delay	32.5			Intersection LOS						C		

**FDOT GENERALIZED TABLES
SEASONAL DATA**

TABLE 4 - 5
GENERALIZED PEAK HOUR TWO-WAY VOLUMES FOR FLORIDA'S
AREAS TRANSITIONING INTO URBANIZED AREAS OR
AREAS OVER 5,000 NOT IN URBANIZED AREAS*

UNINTERRUPTED FLOW HIGHWAYS						
Level of Service						
Lanes	Divided	A	B	C	D	E
2	Undivided	180	600	1,130	1,590	2,180
4	Divided	1,790	2,900	4,190	5,420	6,160
6	Divided	2,680	4,340	6,280	8,130	9,240

STATE TWO-WAY ARTERIALS						
Class I (>0.00 to 1.99 signalized intersections per mile)						
Level of Service						
Lanes	Divided	A	B	C	D	E
2	Undivided	**	390	1,260	1,490	1,560
4	Divided	440	2,680	3,150	3,290	***
6	Divided	670	4,110	4,730	4,930	***

Class II (2.00 to 4.50 signalized intersections per mile)						
Level of Service						
Lanes	Divided	A	B	C	D	E
2	Undivided	**	**	1,010	1,390	1,470
4	Divided	**	360	2,340	2,940	3,090
6	Divided	**	580	3,640	4,420	4,650

Class III (more than 4.5 signalized intersections per mile)						
Level of Service						
Lanes	Divided	A	B	C	D	E
2	Undivided	**	**	480	1,130	1,400
4	Divided	**	**	1,130	2,610	2,960
6	Divided	**	**	1,770	4,040	4,450

NON-STATE ROADWAYS						
Major City/County Roadways						
Level of Service						
Lanes	Divided	A	B	C	D	E
2	Undivided	**	**	670	1,300	1,400
4	Divided	**	**	1,570	2,810	2,970
6	Divided	**	**	2,470	4,230	4,460

Other Signalized Roadways						
(signalized intersection analysis)						
Level of Service						
Lanes	Divided	A	B	C	D	E
2	Undivided	**	**	430	900	1,150
4	Divided	**	**	990	1,940	2,300

Source:	Florida Department of Transportation	02/22/02
	Systems Planning Office	
	605 Suwannee Street, MS 19	
	Tallahassee, FL 32399-0450	
	http://www11.myflorida.com/planning/systems/srw/los/default.htm	

FREEWAYS					
Level of Service					
Lanes	A	B	C	D	E
4	2,350	3,870	5,250	6,220	6,910
6	3,640	5,980	8,110	9,600	10,670
8	4,910	8,090	10,960	12,980	14,440
10	6,180	10,180	13,840	16,380	18,200

BICYCLE MODE					
(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)					
Paved Shoulder Bicycle Lane Coverage	Level of Service				
0-49%	A	B	C	D	E
	**	180	310	1,310	>1,310
50-84%	**	240	390	>390	***
85-100%	310	680	>680	***	***

PEDESTRIAN MODE					
(Note: Level of service for the pedestrian mode in this table is based on roadway geometric at 40 mph posted speed and traffic conditions, not number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown by number of directional roadway lanes to determine two-way maximum service volumes.)					
Sidewalk Coverage	Level of Service				
0-49%	A	B	C	D	E
	**	**	**	600	1,480
50-84%	**	**	**	940	1,800
85-100%	**	210	1,080	>1,080	***

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS					
DIVIDED/UNDIVIDED					
Lanes	Median	Left Turn Lanes	Adjustment Factors		
2	Divided	Yes	+5%		
2	Undivided	No	-20%		
Multi	Undivided	Yes	-5%		
Multi	Undivided	No	-25%		

ONE-WAY FACILITIES					
Decrease corresponding two-directional volumes in this table by 40% to obtain the equivalent one directional volume for one-way facilities.					

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are hourly two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, and Pedestrian LOS Model, respectively for the automobile/truck, bicycle and pedestrian modes.

**Cannot be achieved using table input value defaults.

***Not applicable for the level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

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TABLE 4 - 5 (continued)
GENERALIZED PEAK HOUR TWO-WAY VOLUMES FOR FLORIDA'S
AREAS TRANSITIONING INTO URBANIZED AREAS OR AREAS OVER 5,000 NOT IN URBANIZED AREAS
INPUT VALUE ASSUMPTIONS

ROADWAY CHARACTERISTICS	UNINTERRUPTED FLOW FACILITIES	
	Freeways	Highways
Number of through lanes	Class II 4 - 10	2 4 - 6
Posted speed (mph)	70	50
Free flow speed (mph)	75	55
Basic segment length (mi)	3	
Interchange spacing per mile	4	
Median (ft)		Y
Left turn lanes (n _L)	1	Y
Terrain (ft)	1	1
% no passing		60
TRAFFIC CHARACTERISTICS		
Planning analysis hour factor (K)	0.100	0.096
Directional distribution factor (D)	0.55	0.55
Peak hour factor (PHF)	0.95	0.910
Base capacity (pcphpl)		1700
Heavy vehicle percent	9.0	4.0
Local adjustment factor	0.95	0.95

ROADWAY CHARACTERISTICS	INTERRUPTED FLOW FACILITIES									
	State Arterials		Non-State Roadways		Bicycle		Pedestrian		Other Signalized	
Number of through lanes	Class I 4 - 6	Class II 2	Class III 4 - 6	Major City/County 2	Other Signalized 2 - 4	Class II 4	Class II 4	Class II 4	Class II 2 - 4	Class II 4
Posted speed (mph)	45	45	35	40	45	40	40	40	45	45
Free flow speed (mph)	55	50	40	45	45	45	45	45	45	45
Median type (n _L)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Left turn lanes (n _L)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Paved shoulder/bicycle lane (n _L)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Outside lane width (n _L)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Pavement condition (n _L)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sidewalk (n _L)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sidewalk/roadway separation (n _L)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Sidewalk/roadway protective barrier (n _L)	Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
TRAFFIC CHARACTERISTICS										
Planning analysis hour factor (K)	0.096	0.096	0.096	0.096	0.096	0.096	0.096	0.096	0.096	0.096
Directional distribution factor (D)	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55
Peak hour factor (PHF)	0.910	0.910	0.910	0.910	0.910	0.910	0.910	0.910	0.910	0.910
Base saturation flow rate (pcphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Heavy vehicle percent	3.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Local adjustment factor	0.98	0.95	0.92	0.92	0.92	0.95	0.95	0.95	0.95	0.95
% turns from exclusive turn lanes	12	12	12	12	12	12	12	12	12	12
CONTROL CHARACTERISTICS										
Signalized intersections per mile	1.5	3.0	5.0	5.0	3.0	3.0	3.0	3.0	3.0	3.0
Arrival type (t _L)	3	4	4	4	4	4	4	4	4	4
Signal type (t _L)	3	4	4	4	4	4	4	4	4	4
Cycle length (C)	170	120	120	120	120	120	120	120	120	120
Effective green ratio (g/C)	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44

LEVEL OF SERVICE THRESHOLDS

Level of Service	Freeways		Highways		State Two-Way Arterials		Non-State Roadways		Bicycle		Pedestrian	
	Class II	Class I	Class II	Class I	Class II	Class I	Class II	Class I	Class II	Class I	Class II	Class I
A	< 0.34	< 0.34	< 0.29	< 0.29	< 0.29	< 0.29	< 0.29	< 0.29	< 0.29	< 0.29	< 0.29	< 0.29
B	< 0.36	< 0.36	< 0.47	< 0.47	< 0.47	< 0.47	< 0.47	< 0.47	< 0.47	< 0.47	< 0.47	< 0.47
C	< 0.76	< 0.76	< 0.68	< 0.68	< 0.68	< 0.68	< 0.68	< 0.68	< 0.68	< 0.68	< 0.68	< 0.68
D	< 0.90	< 0.90	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88	< 0.88
E	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00	< 1.00
F	> 1.00	> 1.00	> 1.00	> 1.00	> 1.00	> 1.00	> 1.00	> 1.00	> 1.00	> 1.00	> 1.00	> 1.00

v/c = Demand to Capacity Ratio

% FFS = Percent Free Flow Speed

ATS = Average Travel Speed

02/2002

Florida Department of Transportation
Transportation Statistics Office
2004 Peak Season Factor Category Report

MOCF = 0.89

MONROE COUNTYWIDE

Category: 9000

<u>Week</u>	<u>Dates</u>	<u>SF</u>	<u>PSCF</u>
1	01/01/2004 - 01/03/2004	1.05	1.18
2	01/04/2004 - 01/10/2004	1.01	1.13
3	01/11/2004 - 01/17/2004	0.97	1.09
4	01/18/2004 - 01/24/2004	0.95	1.07
* 5	01/25/2004 - 01/31/2004	0.93	1.04
* 6	02/01/2004 - 02/07/2004	0.92	1.03
* 7	02/08/2004 - 02/14/2004	0.90	1.01
* 8	02/15/2004 - 02/21/2004	0.88	0.99
* 9	02/22/2004 - 02/28/2004	0.87	0.98
* 10	02/29/2004 - 03/06/2004	0.86	0.97
* 11	03/07/2004 - 03/13/2004	0.86	0.97
* 12	03/14/2004 - 03/20/2004	0.85	0.96
* 13	03/21/2004 - 03/27/2004	0.87	0.98
* 14	03/28/2004 - 04/03/2004	0.89	1.00
* 15	04/04/2004 - 04/10/2004	0.91	1.02
* 16	04/11/2004 - 04/17/2004	0.92	1.03
* 17	04/18/2004 - 04/24/2004	0.94	1.06
18	04/25/2004 - 05/01/2004	0.95	1.07
19	05/02/2004 - 05/08/2004	0.96	1.08
20	05/09/2004 - 05/15/2004	0.98	1.10
21	05/16/2004 - 05/22/2004	0.98	1.10
22	05/23/2004 - 05/29/2004	0.98	1.10
23	05/30/2004 - 06/05/2004	0.98	1.10
24	06/06/2004 - 06/12/2004	0.98	1.10
25	06/13/2004 - 06/19/2004	0.99	1.11
26	06/20/2004 - 06/26/2004	0.98	1.10
27	06/27/2004 - 07/03/2004	0.97	1.09
28	07/04/2004 - 07/10/2004	0.96	1.08
29	07/11/2004 - 07/17/2004	0.96	1.08
30	07/18/2004 - 07/24/2004	0.98	1.10
31	07/25/2004 - 07/31/2004	1.01	1.13
32	08/01/2004 - 08/07/2004	1.04	1.17
33	08/08/2004 - 08/14/2004	1.07	1.20
34	08/15/2004 - 08/21/2004	1.09	1.22
35	08/22/2004 - 08/28/2004	1.16	1.30
36	08/29/2004 - 09/04/2004	1.22	1.37
37	09/05/2004 - 09/11/2004	1.28	1.44
38	09/12/2004 - 09/18/2004	1.34	1.51
39	09/19/2004 - 09/25/2004	1.28	1.44
40	09/26/2004 - 10/02/2004	1.22	1.37
41	10/03/2004 - 10/09/2004	1.15	1.29
42	10/10/2004 - 10/16/2004	1.09	1.22
43	10/17/2004 - 10/23/2004	1.08	1.21
44	10/24/2004 - 10/30/2004	1.07	1.20
45	10/31/2004 - 11/06/2004	1.06	1.19
46	11/07/2004 - 11/13/2004	1.05	1.18
47	11/14/2004 - 11/20/2004	1.04	1.17
48	11/21/2004 - 11/27/2004	1.05	1.18
49	11/28/2004 - 12/04/2004	1.05	1.18
50	12/05/2004 - 12/11/2004	1.05	1.18
51	12/12/2004 - 12/18/2004	1.05	1.18
52	12/19/2004 - 12/25/2004	1.01	1.13
53	12/26/2004 - 12/31/2004	0.97	1.09

Note: "*" indicates peak season week

2005 LEVEL OF SERVICE TABLE

2005 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2005		2004	
										MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)
			Limits (mph)	Average (mph)									
1 Stock Island (4.0 - 5.0)	1.1	4-L/U	30/35/45	38.3	N/A	22.0	30.2	B	8.2	1,494	N/A	8,456	N/A
2 Boca Chica (5.0-9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	55.8	A	6.2	4,004	N/A	5,577	N/A
3 Big Coppitt (9.0-10.5)	1.5	2-L/U	45/55	49.7	N/A	45.2	44.7	D	-0.5	0	426	231	N/A
4 Saddlebunch (10.5-16.5)	5.8	2-L/U	45/55	54.1	N/A	49.6	50.9	C	1.3	1,249	N/A	3,945	N/A
5 Sugarloaf (16.5-20.5)	4.0	2-L/U	45/55	52.1	N/A	47.6	46.6	D	-1.0	0	885	489	N/A
6 Cudjoe (20.5-23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	47.8	A	6.8	2,815	N/A	2,928	N/A
7 Summerland (23.0-25.0)	2.2	2-L/U	45	45.0	N/A	40.5	45.7	B	5.2	1,894	N/A	2,151	N/A
8 Ramrod (25.0-27.5)	2.3	2-L/U	45	45.0	N/A	40.5	47.8	A	7.3	2,780	N/A	2,251	N/A
9 Torch (27.5-29.5)	2.1	2-L/U	45	45.0	N/A	40.5	46.8	A	6.3	2,191	N/A	2,478	N/A
10 Big Pine (29.5-33.0)	3.4	2-L/U	45	45.0	2.9	37.8	36.4	D	-1.2	0	406	659	N/A
11 Bahia Honda (33.0-40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.1	N/A	47.6	52.6	B	5.0	5,796	N/A	5,698	N/A
12 7-Mile Bridge (40.0-47.0)	6.8	2-L/U	55	55.0	N/A	50.5	56.6	A	6.1	6,869	N/A	2,881	N/A
13 Marathon (47.0-54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.2	N/A	22	35.2	A	13.2	15,957	N/A	16,000	N/A
14 Grassy (54.0-60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	49.5	D	-0.4	0	2225	389	N/A
15 Duck (60.5-63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.6	B	3.1	1,386	N/A	1,735	N/A
16 Long (63.0-73.0)	9.9	2-L/U	55/45	53.5	N/A	49	50.8	C	1.8	2,951	N/A	6,452	N/A
17 L. Matecumbe (73.0-77.5)	4.5	2-L/U	55	55.0	N/A	50.5	50.0	D	-0.5	0	1516	0	1,881
18 Tea Table (77.5-79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	49.9	D	-0.2	0	835	0	512
19 U. Matecumbe (79.5-84.0)	4.1	2-L/U	45	45.0	N/A	40.5	39.1	D	-1.4	0	397	257	N/A
20 Windley (84.0-86.0)	1.9	2-L/U	45	45.0	7.5	33.0	41.8	A	8.8	2,769	N/A	2,814	N/A
21 Plantation (86.0-91.5)	5.8	2-L/U	45	45.0	2.2	38.3	39.4	C	1.1	1,057	N/A	1,753	N/A
22 Tavernier (91.5-99.5)	8.0	4-L/D	45/50	47.1	1.0	41.6	47.7	A	6.1	8,081	N/A	8,918	N/A
23 Key Largo (99.5-106.0)	6.8	4-L/D	45	45.0	3.3	37.2	44.7	A	7.5	8,446	N/A	9,492	N/A
24 Cross (106.0-112.5)	6.2	2-L/U	45/55	51.8	N/A	47.3	44.4	D	-2.9	0	0	0	67
Overall	108.4					45.0	45.3	C	0.3				

REDUCED SITE PLANS

Appendix 7

Development Agreement

DEVELOPMENT AGREEMENT
KING'S POINTE MARINA AND RESORT
MONROE COUNTY, FLORIDA

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the County of Monroe ("County "), a subdivision of the state of Florida, The Florida Department of Community Affairs ("DCA") and King's Pointe Marina LLC ("KPM"), a Florida limited liability corporation, pursuant to Sections 9.5-101 and 9.5-102 of the Code of Ordinances for the County of Monroe, the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes (2002), Sections 308.032(3) and 380.0552 Florida Statutes (2004) , and is binding on the Effective Date set forth herein.

WITNESSETH:

WHEREAS, KPM is the owner of real property in Monroe County, Florida, located within County at the intersection of Maloney Avenue and Peninsular Avenue on Stock Island, consisting of three parcels with approximately 9.46 acres of uplands (the "Marina Parcel") as more particularly described in the boundary survey attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, principals of KPM are also the owners of real property in Monroe County, Florida, located within County at approximately mile marker 20 on the Oceanside/South side of U.S. 1, commonly known as the Lazy Lakes Campground, consisting of one parcel with a total of approximately 12.55 acres of uplands, developed with 50 mobile homes and 50 recreational vehicles sites, all of which represent ROGO exemptions and the parcels are more particularly described in the boundary survey attached hereto as Exhibit B and incorporated by reference; and

WHEREAS, in numerous ordinances adopted over the past year or two, County has expressed its desire to encourage development and redevelopment of marinas in the County when that redevelopment increases or maintains access to water and waterfront areas, enhances the economy of the County for the benefit of its residents, improve the good appearance of the County, enhance the County's ability to support needed improvements in infrastructure, encourage the provision of needed affordable housing and encourage other redevelopment efforts for the economic growth, prosperity and welfare of the residents of County; and

WHEREAS, the County at every opportunity has encouraged the provision of affordable housing by changing the land development regulations, and entering into development agreements to provide incentives for the private development of affordable housing and also pursued opportunities for creating public-private partnerships to create such housing; and

WHEREAS, the Oceanside marina, now King's Pointe Marina, has been a landmark marina in the County for more than 40 years; and

WHEREAS, the KPM employs a number of persons who reside in County, is an integral part of the economy of County and the Stock Island, attracts tourism to County and the Stock Island; and

WHEREAS, redevelopment of King's Pointe Marina will further the County's policy of encouraging redevelopment of marinas in a manner consistent with protecting this vital part of the economy in the County; and

WHEREAS, the present King's Pointe Marina development consists of 158 dry slips, 22 condo units, 96 wet slips and associated commercial development including restaurant, lounge and ship's store; and

WHEREAS, KPM further desires to upgrade and improve the King's Pointe Marina

Property by, addressing storm-water runoff, providing for employee/affordable housing in another location, upgrading marina pump-out facilities to meet current standards, and bringing the development on the Property into compliance with setback, open space, buffer yard, and other similar requirements in the County's LDRs; and

WHEREAS, principals of KPM also own property known as the Jabour property in the City of Key West from which both the City of Key West and FDCA recognize that there are at least 48 transferable development rights which may be used for market rate units in the community; and

WHEREAS, the development described in the preceding recitals, including the transferable units located in the City of Key West, was in existence at the time of the 1990 Census, which formed the basis of the County's dwelling unit allocation ordinance, also known as Residential ROGO (herein "ROGO"), codified at Sections 9.5-121 through 9.5-129 of the County Code; and

WHEREAS, the King's Pointe Marina units are recognized by ROGO, are exempt from the requirement to obtain ROGO allocations in order to be redeveloped, and therefore are entitled to ROGO exemptions under Section 9.5-120.4(d) of the County Code, in that redevelopment or replacement of the units does not increase the hurricane evacuation times for residential units in the County; and

WHEREAS, the redevelopment of the King's Pointe Marina Property authorized by this Agreement recognizes the ROGO exemptions attributable to the 32 of the 48 units in the City of Key West and authorizes a transfer of density and a transfer of ROGO exemptions or development rights to the King's Pointe site; and

WHEREAS, the King's Pointe Marina Property is presently zoned Mixed Use (MU); and

WHEREAS, the upland land area on the King's Pointe Property is sufficient to meet the density and intensity requirements in the County Code for all development approved in this Agreement; and

WHEREAS, KPM has been working with County on a development agreement that would allow the redevelopment of the King's Pointe Marina Property as provided in this Agreement; and

WHEREAS, KPM has provided public notice of the parties' intent to consider entering into this Agreement by advertisement published in a newspaper of general circulation and readership in County, posting the King's Pointe Marina Property subject to this Agreement, and mailed notice to the persons and entities shown on the most recent Monroe County Tax Roll to be the owners of property lying within 300 feet of the boundaries of the King's Pointe Marina Property subject to this Agreement; and

WHEREAS, the County Planning Commission held an advertised public hearing on _____, 2006, to consider this Agreement, and recommended _____ approval of the Agreement to the County Commission; and

WHEREAS, the County Commissioners of Monroe County held an advertised public hearing on _____, 2006 to consider this Agreement and the recommendation of the Planning Commission, and to accept and encourage public input with respect to the proposal of KPM contained in this Agreement, and has considered the Planning Commission recommendation, the County staff report, and public input; and

WHEREAS, the County Commissioners of Monroe County has determined that this Agreement is in the public interest, is consistent with its policy to encourage the redevelopment of marinas in County consistent with maintaining water access, and will further the health, safety

and welfare of the residents of County.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

I. RECITALS. The foregoing Recitals are a part of this Agreement on which the parties have relied and are incorporated into this Agreement by reference.

II. PURPOSES OF AGREEMENT.

The purposes of this Agreement are as follows:

A. To authorize the redevelopment of the King's Pointe Marina Property consistent with the County's land development regulations, and Future Land Use Element Policy 101.4.23 (recognition of legally established units) and Policy 601.1.5 encouraging private initiatives for the provision of affordable housing; and

B. To recognize ROGO exemptions attributable to 32 multi family units owned by KPM attributable to the Jabour Property in the City of Key West; and

C. To allow redevelopment of 32 units on the Marina Parcel and to authorize the provision of affordable/employee housing utilizing 45 ROGO exemptions from ROGO-exempt existing upland units on the Lazy Lakes Property to be constructed by KPM within a period of three (3) years of the effective date of this agreement; and

D. To allow the transfer and redevelopment of 55 market rate units from the Lazy Lakes elsewhere from the ROGO exempt existing upland units on the Lazy Lakes Property; and

D. To facilitate the permanent removal of at-risk RV units on the Lazy Lakes Property and development of ROGO-exempt units on suitable uplands in structures that meet

wind load standards for tropical storms and hurricanes; and

E. To secure the ability for KPM to further lessen the environmental impacts of the development on the Property by connecting to the Stock Island wastewater facility, appropriately addressing stormwater runoff, upgrading marina pump-out facilities, and bringing the development on the Property into compliance with setback, open space, buffer yard and other applicable LDRs.

III. DEFINITIONS.

For the purposes of this Agreement, the following terms shall have the following definitions:

Affordable Housing shall mean housing as defined in Sections 9.5-4(A-5) and 9.5-266 of the County, restricted to use as affordable housing for persons or households meeting the income criteria described in the regulations for a period of fifty (50) years, renewable by County for two successive periods of fifty (50) years each. One or more such restrictive covenants shall be recorded in the public records of Monroe County, Florida, by the Owner, at its sole expense, prior to issuance of a certificate of occupancy for each unit to which the recorded restriction applies, with copies of the recorded restriction(s) provided to County and to the state land planning agency within a reasonable time after recordation.

Agreement shall refer to this Development Agreement, as the same may be subsequently amended, modified or supplemented pursuant to its terms and provisions and pursuant to the provisions of Sections 163.3220 and 308.032(3), et. Seq., Florida Statutes.

Annual Report shall refer to the report filed by KPM with County and (as and when applicable) the state land-planning agency.

County Code or *LDRs* shall refer to the land development regulations in the Code of

Ordinances of the County of County.

Comprehensive Plan shall refer to County' s Comprehensive Plan,

Development shall refer to the development of the King's Pointe or Lazy Lakes Property for uses permitted by the Comprehensive Plan and the County Code, subject to the conditions, obligations, restrictions and terms contained in this Agreement.

Effective Date shall refer to the date this Agreement becomes effective, as set forth herein.

King's Pointe or Lazy Lakes shall refer to one or more of the parcels of real property located in County that are subject to this Agreement.

Public Facilities shall refer to those facilities that are specifically described in Section 163.3221, Florida Statutes, and as set forth in this Agreement.

State land planning agency shall refer to the State of Florida Department of Community Affairs, or any successor agency.

Vacation Rental Use shall refer to uses allowed by sections 9.5-534 Monroe County Code.

2010 wastewater standards means the best available treatment standards established by Laws of Florida 99-395 for onsite sewage treatment and disposal systems, codified in Section 381.0065, Florida Statutes.

IV. STATUTORY AND CODE REQUIREMENTS.

The parties recognize the binding effect of the Florida Local Government Development Agreement Act, Sections 163.3221, *et seq.*, and 380.032(3) and 380.0552(2004) Florida Statutes, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following:

A. Legal Description and Ownership.

KPM is the sole owner of the King's Pointe Marina Property that is subject to this Agreement, as described in the Boundary Survey prepared by Fred Hildebrandt LS drawing 02-207 attached hereto as Exhibit A.

B. Duration of Agreement.

This Agreement shall remain in effect for ten (10) years from its effective date as defined herein.

C. Existing Development.

Existing development on the King's Pointe Marina Property is identified on the survey attached hereto as Exhibits A and incorporated herein by reference.

D. Permitted Uses; Affordable Housing; Transfer of Units from the City of Key West

1. The development permitted on the King's Pointe Marina shall consist of those uses set forth herein, as identified on the Conceptual Site Plans attached hereto and incorporated by reference.

2. KPM or a related third party shall develop forty five (45) affordable/employee housing units on the Lazy Lakes parcels. KPM shall obtain certificates of occupancy for the affordable/employee housing units prior to or concurrently with construction and issuance of certificates of occupancy for the last unit authorized by this Agreement at King's Pointe Marina. KPM or a related third party shall execute one or more deed restrictions restricting the use of the affordable units to use as affordable housing for a period of fifty (50) years, renewable by County for two (2) additional fifty (50) year periods, and record same in the public records of Monroe County, Florida, at the Owner's sole expense, prior to issuance of a certificate of

occupancy for each unit to which the recorded restriction applies. Copies of the recorded restriction(s) shall be provided to the County and to the state land-planning agency within a reasonable time after recordation.

3. All residential units developed on the King's Pointe Marina Property under this Development Agreement may be used as transient residential units as defined in this Agreement, but the owners of individual units in the homeowner's association or condominium may maintain a permanent residence at a unit on the King's Pointe Property.

4. For the duration of this Agreement, the parties agree that any and all of the approved development shall adhere to, conform to, and be controlled by this Agreement, the exhibits attached hereto and incorporated by reference, the County Land Development Regulations and the Comprehensive Plan governing the development of the King's Pointe Property on the effective date of this Agreement. In the event that all or a portion of the existing or authorized development subject to this Agreement should be destroyed by storm, fire, or other common disaster, KPM, its grantees, successors, or assigns shall have the absolute right to rebuild or repair the affected structure(s) and reinitiate the prior approved use so long as such development is in compliance with this Agreement.

5. The following exhibits are attached hereto and incorporated by reference:

Exhibit A Boundary survey prepared by Fred Hildebrandt L drawing 02 -207,

Exhibit B Site survey of Lazy Lakes property by Keith and Schnars PA,
Project 15943C, Field book 978/28-39.

Exhibit C Conceptual Site Plans March 29, 2006 Conceptual Site Plan sheets
S-1 through S-5 and sheet L-1

KPM shall not be bound by this Agreement to the building layout depicted (for illustrative purposes only) on the attached Conceptual Site Plans. Final Site Plans shall be configured as otherwise set forth herein and as permitted by the County LDRs, provided the densities and intensities set forth in this Agreement are met.

6. Applicable Density, Intensity and Building Heights. Density and intensity shall be as provided in this Agreement. Maximum building height shall be thirty-five (35) feet.

7. The thirty two (32) residential units to be established on the site are derived from 32 ROGO exempt units owned by principals of KPM which are recognized by the City of Key West and Monroe County and are subject to use on the King's Pointe property as enabled by a separate inter-local agreement between the City and the County

F. Public Facilities;

1. The Florida Keys Aqueduct Authority provides domestic potable water.
2. Electric service is provided by the Florida Keys Electric Co-Op.
3. Solid waste service is provided by County Garbage Service.
4. King's Pointe Marina shall provide wastewater and sewage collection and disposal by connection to the Stock Island Wastewater collection and treatment system at the time of building permit application.

6. Educational Facilities. The resort and commercial development of the King's Pointe Marina Property, as contemplated by this Agreement, does not impact upon educational facilities. The King's Pointe Marina Property is currently served by the following schools, operated by the Monroe County School Board: Key West County High School, Glynn Archer Middle School and Gerald Adams Elementary School.

7. Recreational Facilities. The King's Pointe Marina Property includes recreational facilities for owners and guests of King's Pointe Marina, including swimming and boating opportunities. Therefore, redevelopment of the Property will have no impact on public

recreation facilities.

8. Any increased impacts on public facilities or public services attributable to each unit of the development, and the cost of capital improvements to meet the associated demand on such facilities or services, shall be assured by payment to County, concurrent with the issuance of the building permits for each unit, of any County impact fees required by Ordinance then in effect, as well as by payment by KPM of any applicable utility system development fees

G. Local Development Permits.

1. The following is a list of all development permits approved or needed to be approved for the development of the property as specified and requested in this Agreement:

- a. This Development Agreement;
- b. Major Conditional Use approval or amendment of the existing Major Conditional Use approval;
- c. The final site plan, landscape plan, drainage plan, building elevations and floor plans;
- d. Building and related construction permits for all main and accessory structures, land clearing, and landscaping. At any time any building permit is applied for, KPM shall demonstrate compliance with all applicable federal, state and municipal disabled-access regulations in effect at the time of application;
- e. Federal, state, regional, and local permits for storm-water runoff and dredge and fill activities, when necessary and if required.
- f. Inter- local agreement between the City of Key West and Monroe County for the transfer of 32 residential units (ROGO exemptions) from the City to the County.

2. Nothing in this Agreement shall preclude the parties from applying additional

conditions, by mutual agreement, during final site plan review or permitting.

H. Finding of Consistency.

By entering into this Agreement, County and DCA find that the development permitted or proposed herein is consistent with and furthers the Comprehensive Plan (as defined herein), applicable LDRs and the Principles for Guiding Development for the Florida Keys Area of Critical State Concern set forth at Section 380.0552(7), Florida Statutes.

I. Reservations or Dedications of Land for Public Purposes.

The parties anticipate that KPM may reserve or dedicate land for public purposes in connection with the development authorized by this Agreement, but are currently unaware of the specifics of such reservation(s) or dedication(s). Reservations and dedications for public purposes in connection with this Agreement will be as required by County's Comprehensive Plan and County Code. Such reservations or dedications may include, by way of example, easements necessary for the provision of stormwater, utility, and wastewater services to the Property.

J. Mutual Cooperation. County and KPM agree to cooperate fully with and assist each other in the performance of the provisions of this Agreement.

K. Development to Comply with Permits and County Comprehensive Plan and Code Provisions. The development described in and authorized by this Agreement shall be developed in accordance with all required permits, and in accordance with all applicable provisions of the County's Comprehensive Plan and County Code in effect on the date of execution of this Agreement. No certificate of occupancy for an individual building shall be issued until all plans for that building are approved by County and KPM has complied with all conditions in permits issued by County and other regulatory entities for that building.

L. Compliance With Permits, Terms, Conditions, and Restrictions Not Identified Herein. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve KPM of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

M. Laws Governing.

a. For the duration of this Agreement, all approved development of King's Pointe Marina shall comply with and be controlled by this Agreement and provisions of the County's Comprehensive Plan and County Code in effect on the date of execution of this Agreement, inclusive of text changes and rezoning approved by the County Commission on the date of County's approval of this Agreement, if any. The parties do not anticipate that County will apply subsequently adopted laws and policies to King's Pointe, except as expressly provided in this Agreement.

b. Pursuant to Section 163.3233, Florida Statutes, County may apply subsequently adopted laws and policies to King's Pointe Marina only if County holds a public hearing and determines that: (a) the new laws and policies are not in conflict with the laws and policies governing the Agreement and do not prevent development of the land uses, intensities, or densities set forth in this Agreement; (b) the new laws and policies are essential to the public health, safety, or welfare, and County expressly states that they shall apply to the development that is subject to this Agreement; (c) County demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement; or (d) the Agreement is based on substantially inaccurate information supplied by KPM. However, nothing in this Agreement shall prohibit the parties from mutually agreeing to apply subsequently adopted laws to King's Pointe.

c. If state or federal laws enacted after the effective date of this Agreement preclude any party's compliance with the terms of this Agreement, it shall be modified as is necessary to comply with the relevant state or federal laws. However, this Agreement shall not be construed to waive or abrogate any rights that may vest pursuant to common law.

N. Amendment, Renewal, and Termination. This Agreement may be amended, renewed, or terminated as follows:

a. As provided in Section 163.3237, Florida Statutes, this Agreement may be amended by mutual consent of the parties to this Agreement or by their successors in interest. Amendment under this provision shall be accomplished by an instrument in writing signed by the parties or their successors.

b. As provided in Section 163.3229, Florida Statutes, this Agreement may be renewed by the mutual consent of the parties, subject to the public hearing requirements in Section 163.3225, Florida Statutes and applicable LDRs: the County shall conduct at least two (2) public hearings, one of which may be held by the local planning agency at the option County. Notice of intent to consider renewal of the Agreement shall be advertised approximately seven (7) days before each public hearing in a newspaper of general circulation and readership in County, and shall be mailed to all affected property owners before the first public hearing. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing. The notice shall specify the location of the land subject to the Agreement; the development uses on King's Pointe, the population densities, and the building intensities and height and shall specify a place where a copy of the Agreement can be obtained.

c. This Agreement may be terminated by KPM or its successor(s) in interest following a breach of this Agreement upon written notice to County as provided in this

Agreement.

d. Pursuant to Section 163.3235, Florida Statutes, this Agreement may be revoked by County if, on the basis of competent substantial evidence, there has been a failure by KPM to comply with the terms of this Agreement.

e. This Agreement may be terminated by mutual consent of the parties.

O. Breach of Agreement and Cure Provisions.

a. If County concludes that there has been a material breach in this Agreement by KPM, prior to revoking this Agreement, County shall serve written notice on KPM identifying the term or condition County contends has been materially breached and providing KPM with ninety (90) days from the date of receipt of the notice to cure the breach or negotiate an amendment to this Agreement. Each of the following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of KPM, shall be considered a material breach of this Agreement: (1) failure to comply with the provisions of this Agreement; and (2) failure to comply with terms and conditions of permits issued by County or other regulatory entity for the development authorized by this Agreement.

b. If KPM concludes that there has been a material breach in the terms and conditions of this Agreement by County, KPM shall serve written notice on County identifying the term or condition the KPM contends has been materially breached and providing County with thirty (30) days from the date of receipt of the notice to cure the breach. The following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of County, shall be considered a material breach of this Agreement: failure to comply with the provisions of this Agreement; failure to timely process any application for site plan approval or other development approval required to be issued by County for the development/redevelopment

authorized by this Agreement.

c. If a material breach in this Agreement occurs and is not cured within the time periods provided above, the party that provided notice of the breach may elect to terminate this Agreement or may seek to enforce this Agreement as provided herein.

d. If either party waives a material breach in this Agreement, such a waiver shall not be deemed a waiver of any subsequent breach.

P. Notices. All notices, demands, requests, or replies provided for or permitted by this Agreement, including notification of a change of address, shall be in writing to the addressees identified below, and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as certified or registered mail, return receipt requested, postage prepaid; or (c) by deposit with an overnight express delivery service with a signed receipt required. Notice shall be effective upon receipt. The addresses and telephone numbers of the parties are as follows:

TO KPM:

Mr. Everett Atwell
KPM LLC
1115 Marbella Plaza Drive
Tampa, Florida 33619
Telephone: (813) 663 0401

With a copy by regular U.S. Mail to:

Mr. Timothy Koenig, Esquire
Feldman, Koenig and Highsmith, P.A.
3158 Northside Drive
Key West, Florida 33040
Telephone: (305) 296-8851

TO County:

Thomas J. Willi, County Administrator
County of Monroe
1100 Simonton Street
Key West, Florida 33040
Telephone: (305) 292-4441

With a copy by regular U.S. Mail to:

Suzanne Hutton, Esquire
Acting County Attorney
502 Whitehead Street, 3rd floor
Key West, Florida 33040
Telephone: (305) 292 3470

Q. Annual Report. On the anniversary date of the Effective Date of this Agreement, KPM shall provide County with a report identifying (a) the amount of development authorized by this Agreement that has been completed, (b) the amount of development authorized by this Agreement that remains to be completed, and (c) any changes to the plan of development that have occurred during the one (1) year period from the Effective Date of this Agreement or from the date of the last annual report.

R. Enforcement. In accordance with Section 163.3243, Florida Statutes, any party to this Agreement, any aggrieved or adversely affected person as defined in Section 163.3215(2), Florida Statutes, or the State Land Planning Agency may file an action for injunctive relief in the circuit court of Monroe County, Florida, to enforce the terms of this Agreement or to challenge the compliance of this Agreement with the provisions of Sections 163.3220-163.3243, Florida Statutes.

S. Binding Effect. This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

T. Assignment. This Agreement may not be assigned without the written consent of

the parties.

U. **Severability.** In the event any provision, paragraph or section of this Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

V. **Applicable Law.** This Agreement was drafted and delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida.

W. **Litigation; Attorney's Fees; Venue; Waiver of Right to Jury Trial.** As between County and KPM, in the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorney's fees. This includes, but is not limited to, reimbursement for such reasonable attorneys' fees and costs incurred with respect to any appellate, bankruptcy, post-judgment, or trial proceedings related to this Agreement. Venue for any legal proceeding arising out of this Agreement shall be in Monroe County, Florida. The parties to this Agreement waive the right to a jury trial in any litigation arising out of or initiated under this Agreement.

X. **Use of Singular and Plural.** Where the context requires, the singular includes the plural, and the plural includes the singular.

Y. **Duplicate Originals; Counterparts.** This Agreement may be executed in any number of originals and in counterparts, all of which evidence one Agreement. Only one original is required to be produced for any purpose.

Z. **Headings.** The headings contained in this Agreement are for identification purposes only and shall not be construed to amend, modify, or alter the terms of the

Agreement.

AA. **Entirety of Agreement.** This Agreement incorporates or supersedes all prior negotiations, correspondence, conversations, Agreements, or understandings regarding the matters contained herein. The parties agree that there are no commitments, Agreements, or understandings concerning the subjects covered by this Agreement that are not contained in or incorporated into this document and, accordingly, no deviation from the terms hereof shall be predicated upon any prior representations or Agreements, whether written or oral. This Agreement contains the entire and exclusive understanding and Agreement among the parties and may not be modified in any manner except by an instrument in writing signed by the parties.

BB. **Recording; Effective Date.** KPM shall record this Agreement in the public records of Monroe County, Florida, within fourteen (14) days after the date of this Agreement. A copy of the recorded Agreement showing the date, page and book where recorded shall be submitted to the State Land Planning Agency by hand delivery, registered or certified United States mail, or by a delivery service that provides a signed receipt showing the date of delivery, within fourteen (14) days after the Agreement is recorded. KPM shall also provide a copy of the recorded Agreement to County within the same time period. This Agreement shall become effective thirty (30) days after the date it is recorded in the public records of Monroe County, Florida, and received by the State Land Planning Agency.

CC. **Date of Agreement.** The date of this Agreement is the date the last party signs and acknowledges this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year below written. Signed, sealed, and delivered in the presence of:

KPM, Ltd., a Florida Limited Liability Corporation

King's Pointe Marina Development Agreement

_____, 2005

By _____
EVERETT ATWELL

Signed, sealed, and delivered in the presence of:

Signature

Name of Witness (printed or typed)

Signature

Name of Witness (printed or typed)

STATE OF FLORIDA)
County OF MONROE)

The foregoing Agreement was acknowledged before me on this ____ day of _____
2005, by EVERETT ATWELL, and the respective witnesses,
_____ and _____, who are
either personally known to me or produced Florida drivers licenses as identification.

_____(SEAL)
Notary Public

Name (typed, printed or stamped)
My commission expires:

On the _____ day of _____ 2006, the County Council of the County of County
approved this Agreement by Resolution No. _____

County OF County

By _____
Charles McCoy, MAYOR

ATTEST:

Danny Kolhage, County Clerk

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Suzanne Hutton.
County Attorney

Appendix 8

Inter-Local Agreement

KING'S POINTE ROGO UNIT TRANSFER
INTERLOCAL AGREEMENT

This Agreement is made and entered into by MONROE COUNTY, a political subdivision of the State of Florida, whose address is 1100 Simonton Street, Key West, FL 33040, ("COUNTY"), and the City of Key West, a municipal corporation of the State of Florida, whose address is 525 Angela Street, Key West, Florida 33040 (the "CITY").

WHEREAS, the COUNTY, and the CITY of Key West, have a significant lack of affordable housing; and

WHEREAS, a significant portion of Key West's workforce, which requires affordable housing, lives in nearby areas of the County; and

WHEREAS, the City of Key West benefits from affordable housing whether located in the City or in the nearby County; and

WHEREAS, Lazy Lakes Campground at mile marker 20 on Upper Sugarloaf Key contains 100 units of Mobile Home and RV space development; and

WHEREAS, Sugarloaf Key and Lazy Lakes is located in the nearby County; and

WHEREAS, as a result of the City approval of a **settlement** agreement between Caroline Street Partners, LLC and the Florida Department of Community Affairs (FDCA) regarding development rights at the Jabour Trailer court property in the City, there are up to forty eight (48) transferable Rate of Growth Ordinance (ROGO) exemptions for market rate residential units which the settlement agreement determined could be transferred from the Jabour site to another site; and

WHEREAS, the COUNTY is currently processing major conditional use and development agreement applications for the redevelopment of the Oceanside Marina property to be known as King's Pointe Marina on Stock Island and more particularly described in Exhibit "A" survey of the property; and

Whereas, as an integral part of the redevelopment scheme at King's Pointe, the principals in the ownership of King's Pointe will develop 45 units of affordable housing at the Lazy Lakes property and sell the underlying land to Monroe County in order to maintain the affordability of the units; and

WHEREAS, Florida Statutes, Section 163.01(2) Florida Interlocal Cooperation Act of 1969, states "It is the purpose of this section to permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities."; and

WHEREAS, CITY and COUNTY have determined that this agreement is in the best interests of the public; and

WHEREAS, the parties desire to enter into an interlocal agreement to allow the transfer of 32 market rate ROGO exempt units out of the City of Key West and into the County of Monroe for assignment to the property described in Exhibit "A".

NOW, THEREFOR, the parties to this Agreement agree as follows:

1. **TRANSFER.** CITY and COUNTY agree to allow the transfer of 32 privately held market rate ROGO exempt units from the City of Key West to the County and to be assigned to the 32 unit King's Pointe Marina redevelopment on a parcel of land described by Exhibit "A", whose assignment to that property will enable the developer of King's Pointe to develop 45 units of affordable housing at the Lazy Lakes parcel. Exhibit A is attached and made a part of this Agreement.

2. **TERM.**

A. Subject to and upon the terms and conditions set forth herein, this Agreement shall continue in force until March 1, 2009.

B. Renewal this agreement after the expiration of the term described herein shall require the approval of both CITY and COUNTY.

3. **USE AND CONDITIONS.**

A. Conditional use approval for the 45 unit affordable housing development at the Lazy Lakes parcel shall be obtained from COUNTY by March 1, 2009.

B. The King's Pointe and Lazy Lakes projects shall be developed under the provisions of the Monroe County Code, including but not limited to applicable land development regulations.

C. The continued affordability of the Lazy Lakes development shall be according to the existing County Code in effect at the time of site plan approval.

3. **TERMINATION.** If conditional use approval is not obtained by August 1, 2009 for either project, and this agreement is not extended, the 32 market rate ROGO exempt units may be developed in the City of Key West, provided building permits are obtained by August 1, 2011, unless extended by the City of Key West at its discretion.

4. **SUBORDINATION.** This Agreement is subordinate to the laws and regulations of the United States, the State of Florida, and the COUNTY, whether in effect on commencement of this Agreement or adopted after that date.

5. **INCONSISTENCY.** If any item, condition or obligation of this Agreement is in conflict with other items in this Agreement, the inconsistencies shall be construed so as to give meaning to those terms which limit the County's responsibility and liability.

6. **GOVERNING LAWS/VENUE.** This Agreement is governed by the laws of the State of Florida and the United States. Venue for any dispute arising under this Agreement must be in Monroe County, Florida. In the event of any litigation, the prevailing party is entitled to a reasonable attorney's fee and costs.

Appendix 2

Site Plan (folded map)

Appendix 3

Tier Map

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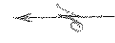


This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.



Sheet: 577

- Tier I - Natural Area
 - Tier III - Infill Area
 - Tier III A - Special Protection Area
 - Military Land
 - Tier II - Transition and Sprawl Area
 - Mile Marker
 - Road
- Aviation: 2004 DOQs, if not available 2003 photography was used.



Monroe County, Florida
Tier Overlay District Map
as of November 29, 2005
Print Date: Mar 03, 2006

581

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Appendix 4

Drainage Plan (folded map)

Appendix 5

Architectural Building Elevations and Floor Plan

REVISIONS: DATE

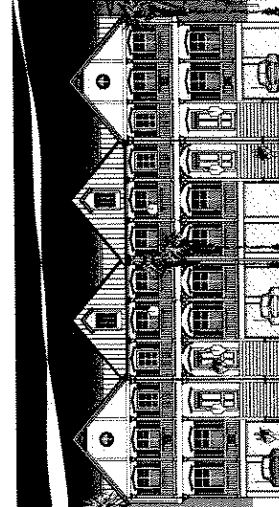
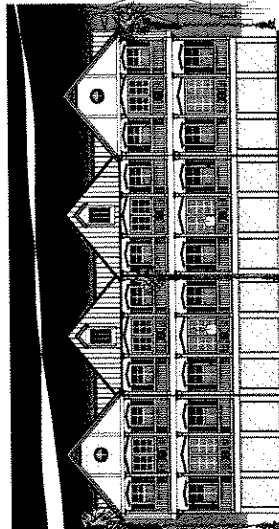
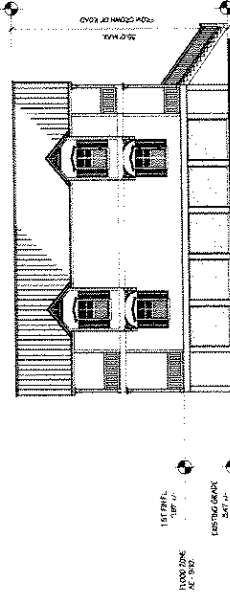
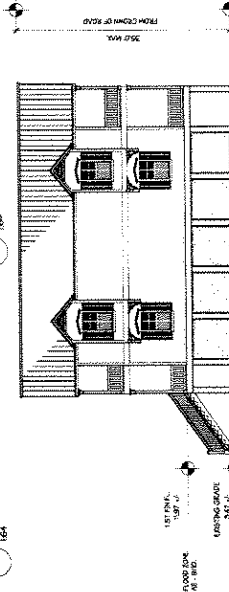
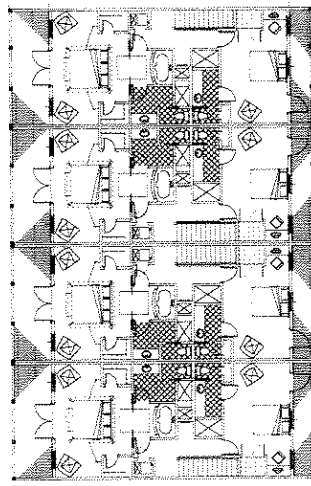
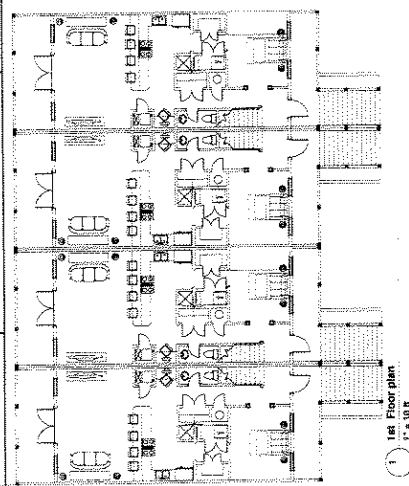
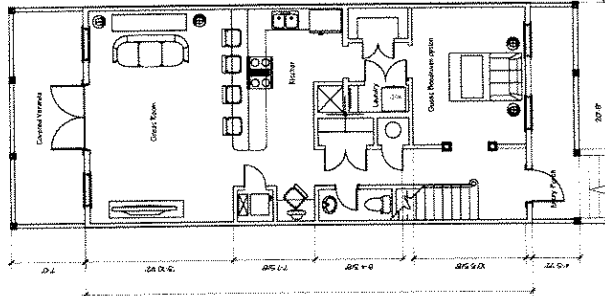
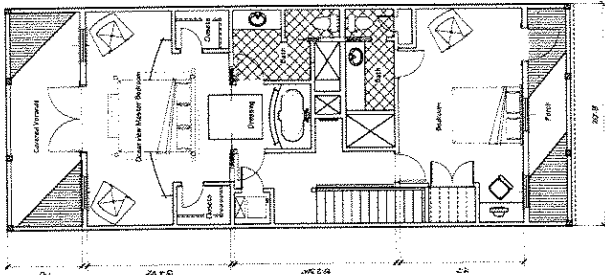
PETER PINE ARCHITECT
PMB 409
KEY WEST, FLA. 33040
819 PEACOCK PLAZA
305-295-1952

PROJECT:
KINGS POINTE
KEY WEST, FLORIDA

DRAWING TITLE:
COVE SIDE EAST
4 UNITS

SHEET #
OF

PETER M. PIKE FLA. REGISTRATION # AR0015198



Side Elevation
1" = 10'

Side Elevation
1" = 10'

Front Elevation
1" = 10'

Front Elevation
1" = 10'

REVISIONS	DATE



**PETER PIKE
ARCHITECT**

815 PEACOCK PLAZA
FLOOR 500
KEY WEST, FLA. 33040
305-296-1692

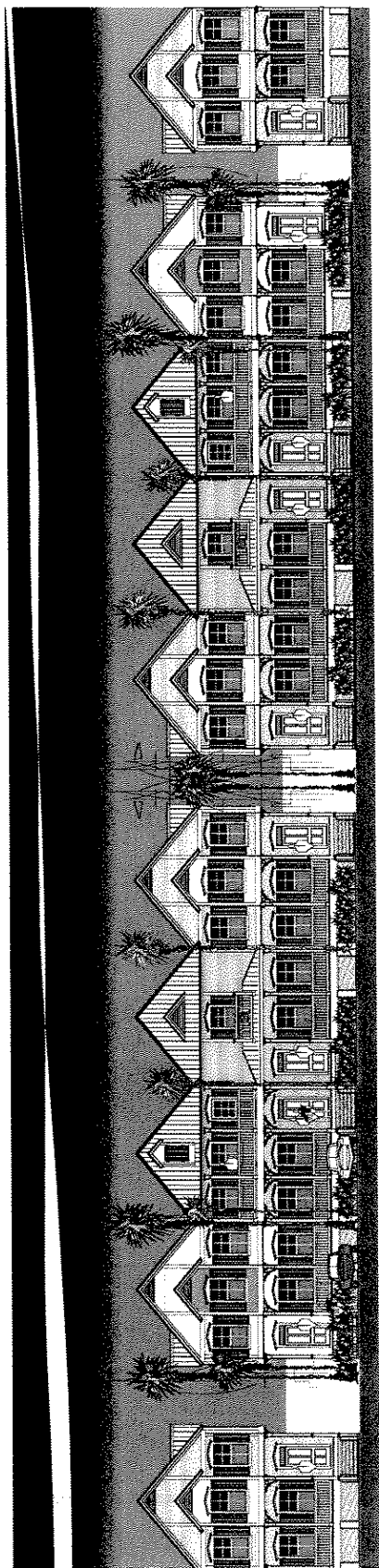
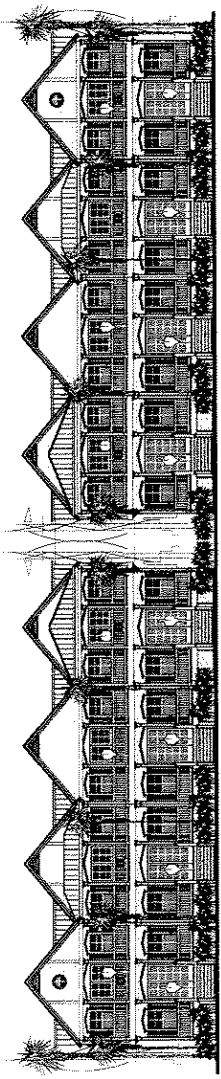
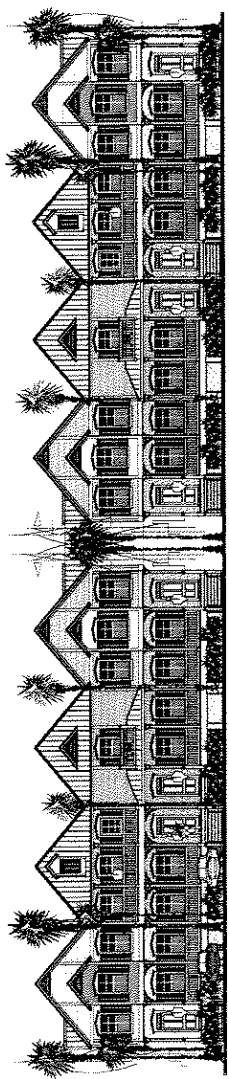
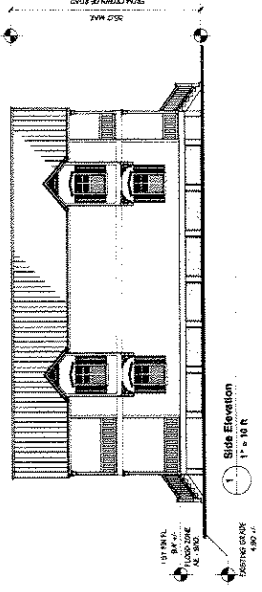
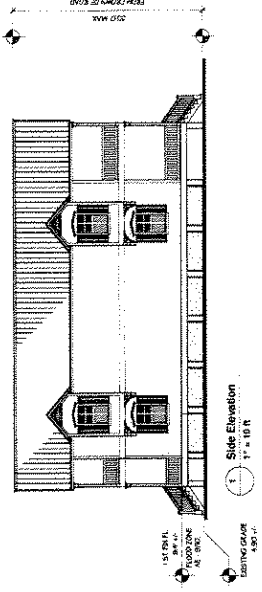
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CHECKED: 7/02
DATE: 05/06

SHEET #
OF

PETER M. PIKE FLA. REGISTRATION # AR0016198



REVISIONS	DATE

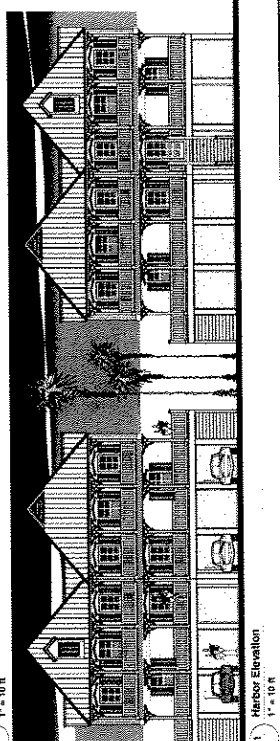
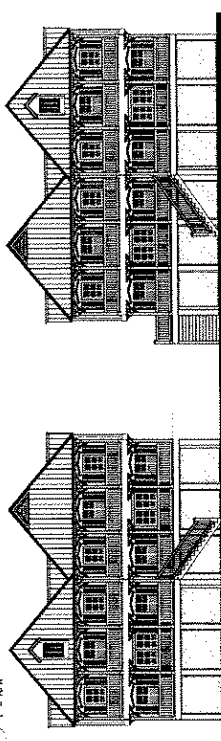
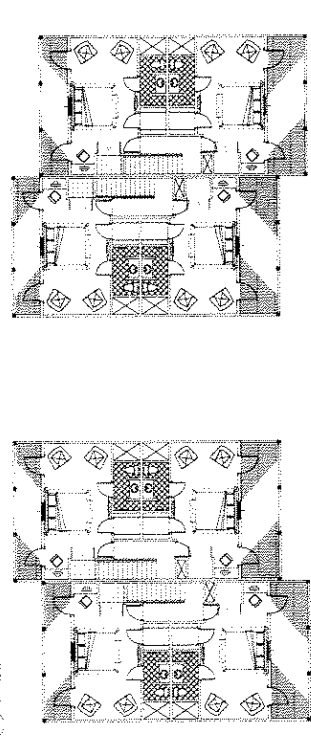
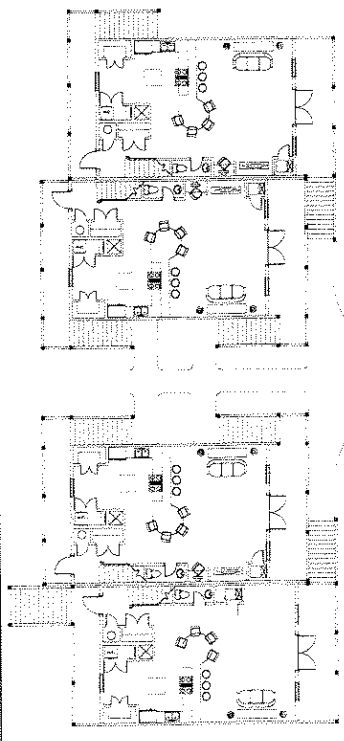
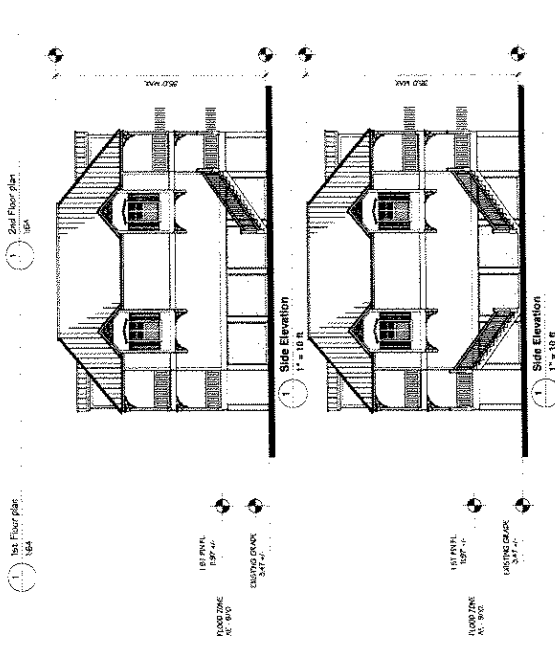
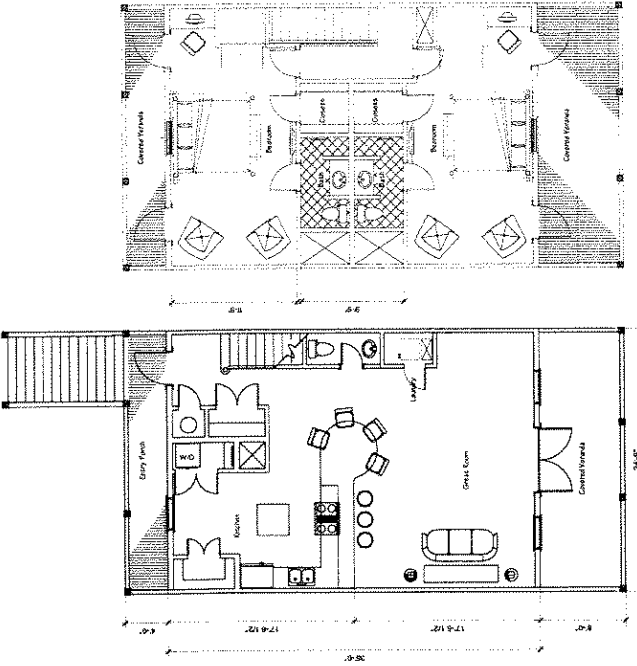
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 PAB 405
 KEY WEST, FLA. 33040
 305-296-1692

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 KEY WEST, FLORIDA.

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 COVE SIDE SOUTH

PROJECT NUMBER: 00-006
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 CHECKED BY: PAB
 DATE: 05-08-06

SHEET #
 OF



REVISIONS	DATE



PETER PIKE ARCHITECTS

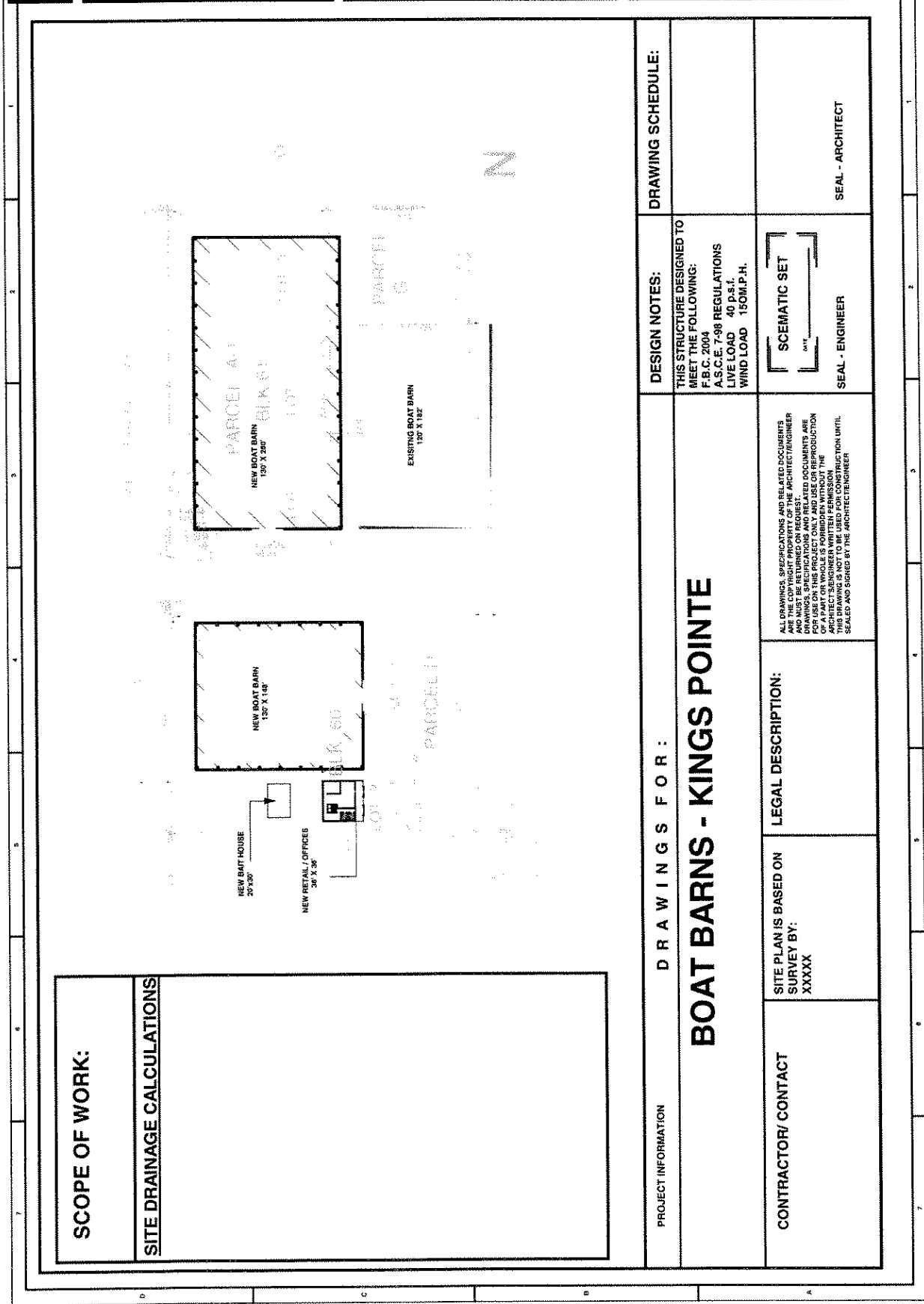
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KEY WEST, FLA. 32040
305-296-1982

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BOAT BARN AND OFFICES
KINGS POINTE

DRAWING TITLE:
SITE PLAN

PROJECT NUMBER: 121455
DRAWN: JTB/JP
CHECKED: JMB
DATE: 12/1/05

SHEET #
A-1
OF



SCOPE OF WORK:

SITE DRAINAGE CALCULATIONS

PROJECT INFORMATION	DRAWINGS FOR :			DESIGN NOTES:	DRAWING SCHEDULE:
BOAT BARNS - KINGS POINTE					
CONTRACTOR/ CONTACT	SITE PLAN IS BASED ON SURVEY BY: XXXXX	LEGAL DESCRIPTION:	ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE ARCHITECT/ENGINEER AND MUST BE RETURNED ON REQUEST. UNLESS OTHERWISE NOTED, ALL DRAWINGS AND RELATED DOCUMENTS ARE FOR USE ON THIS PROJECT ONLY AND USE OR REPRODUCTION OF A PART OR WHOLE IS FORBIDDEN WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT/ENGINEER. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SEALED AND SIGNED BY THE ARCHITECT/ENGINEER	THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: F.B.C. 2004 A.S.C.E. 7-98 REGULATIONS LIVE LOAD 40 p.s.f. WIND LOAD 150M.P.H.	SEAL - ENGINEER SEAL - ARCHITECT

REVISIONS	DATE



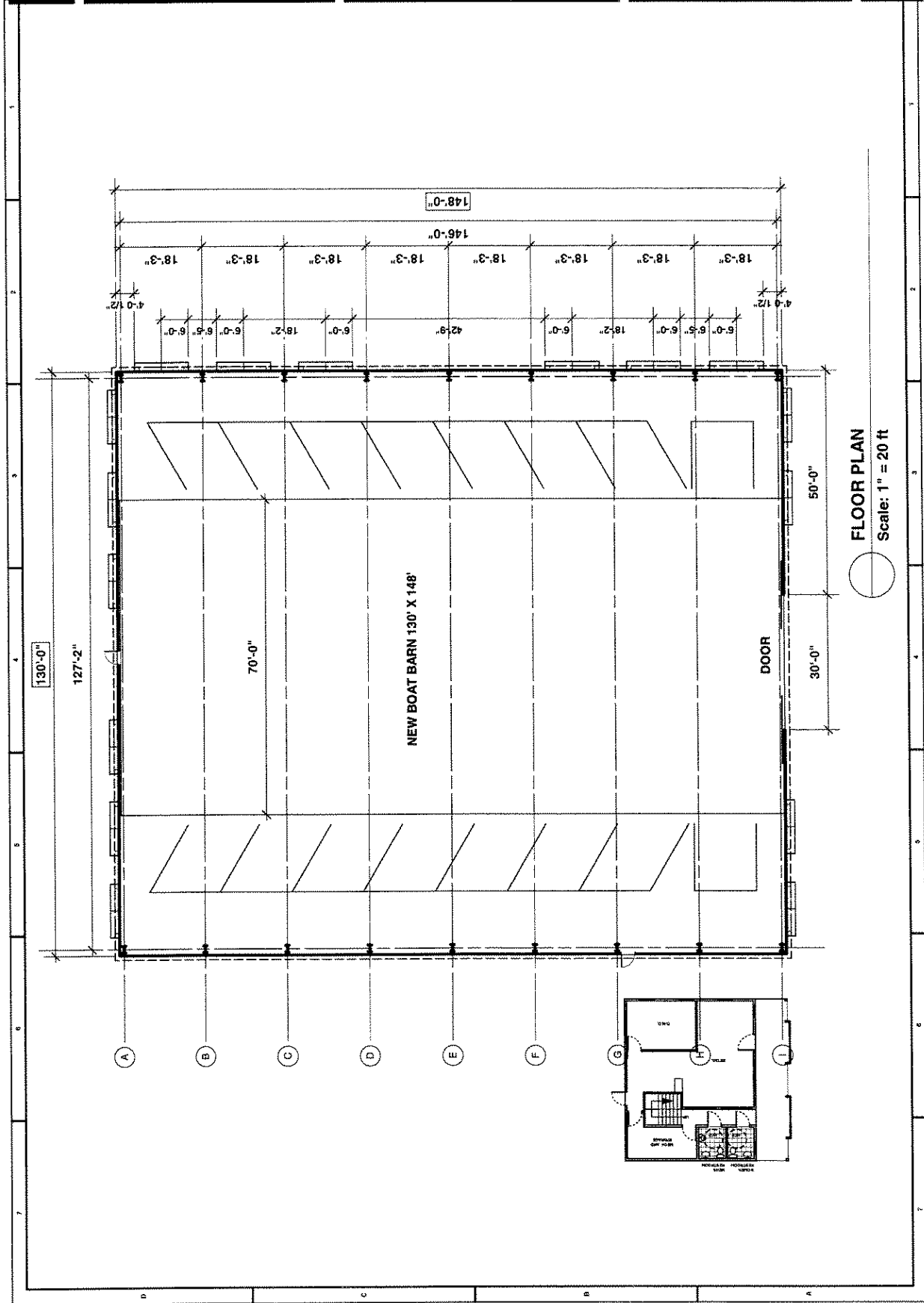
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 KEY WEST, FLA. 33040
 305-298-1882

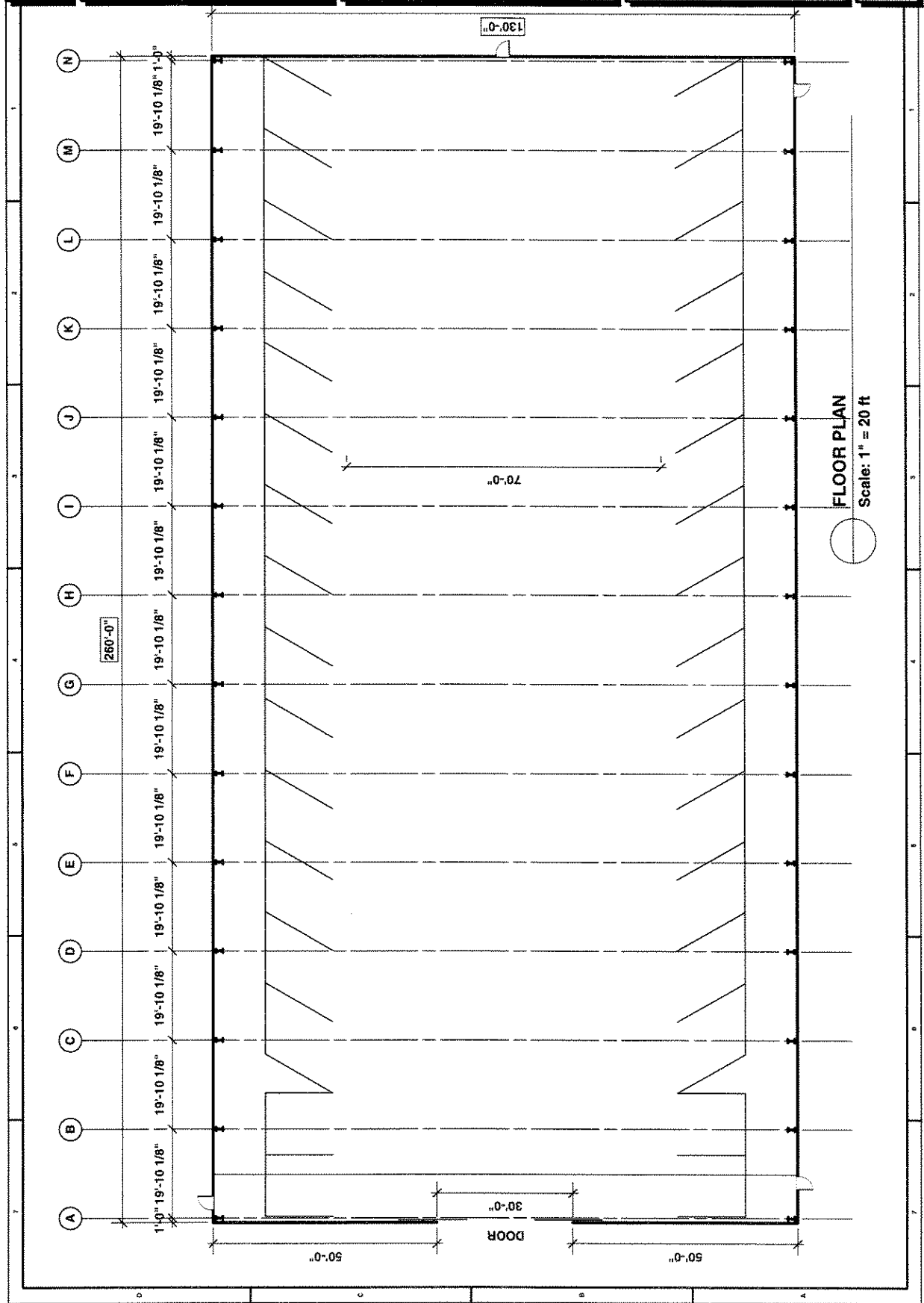
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BOAT BARN AND OFFICES

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PETER M. PIKE FLA. REGISTRATION # AR0015198





REVISIONS: DATE



PETER MIKE
PIKE
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ROOM 408
KEY WEST, FLA. 33040
305-296-1092

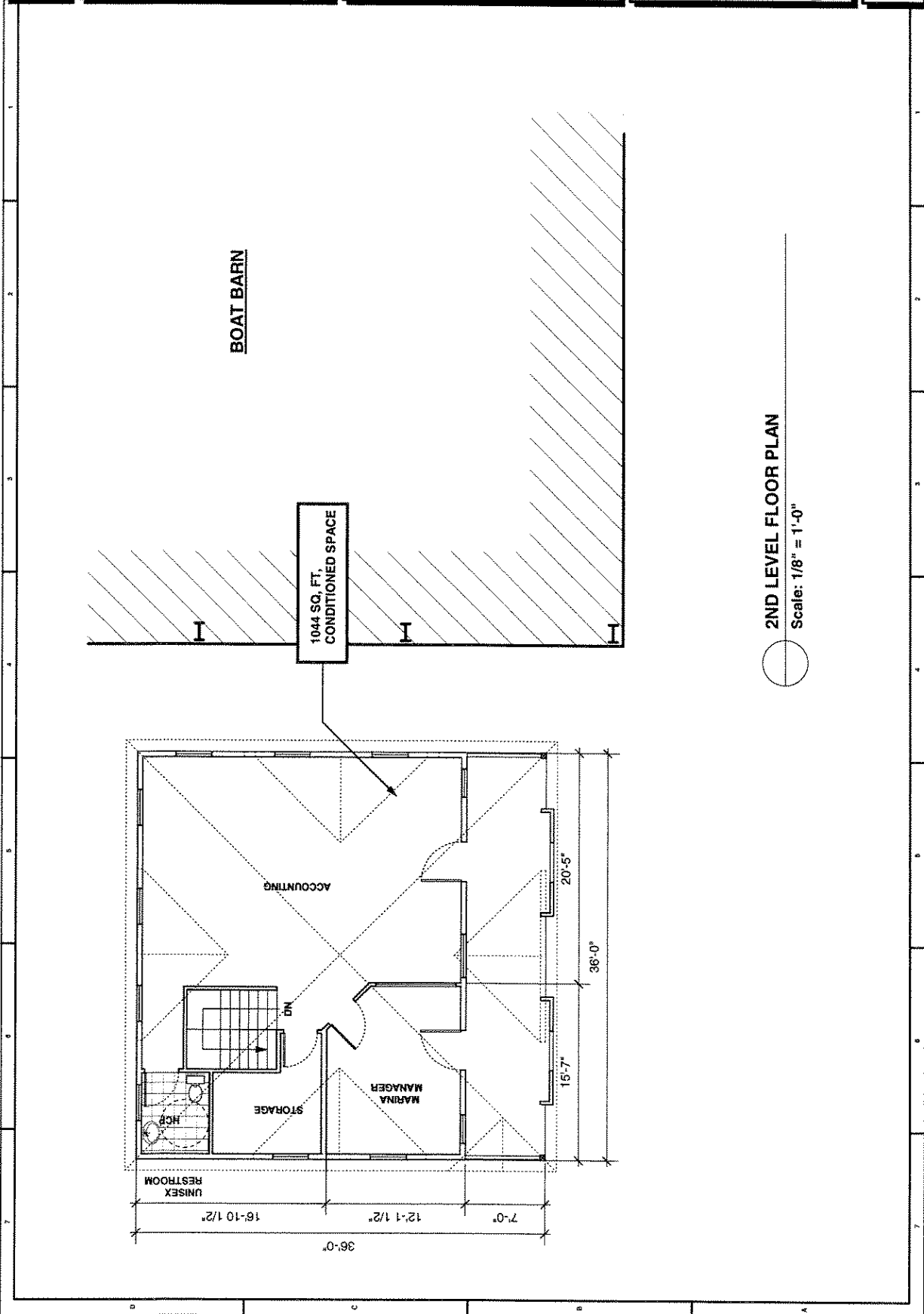
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BOAT BARN AND OFFICES

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ISSUED	
CHECKED	PMP
DATE	12-18-05

SHEET
A-5
OF

PETER M. PIKE FLA. REGISTRATION # AR0015198



PERSON	DATE



PETER PINE
ARCHITECT
 518 PEACOCK PLAZA
 PMB 408
 KEY WEST, FLA. 33040
 305-296-1662

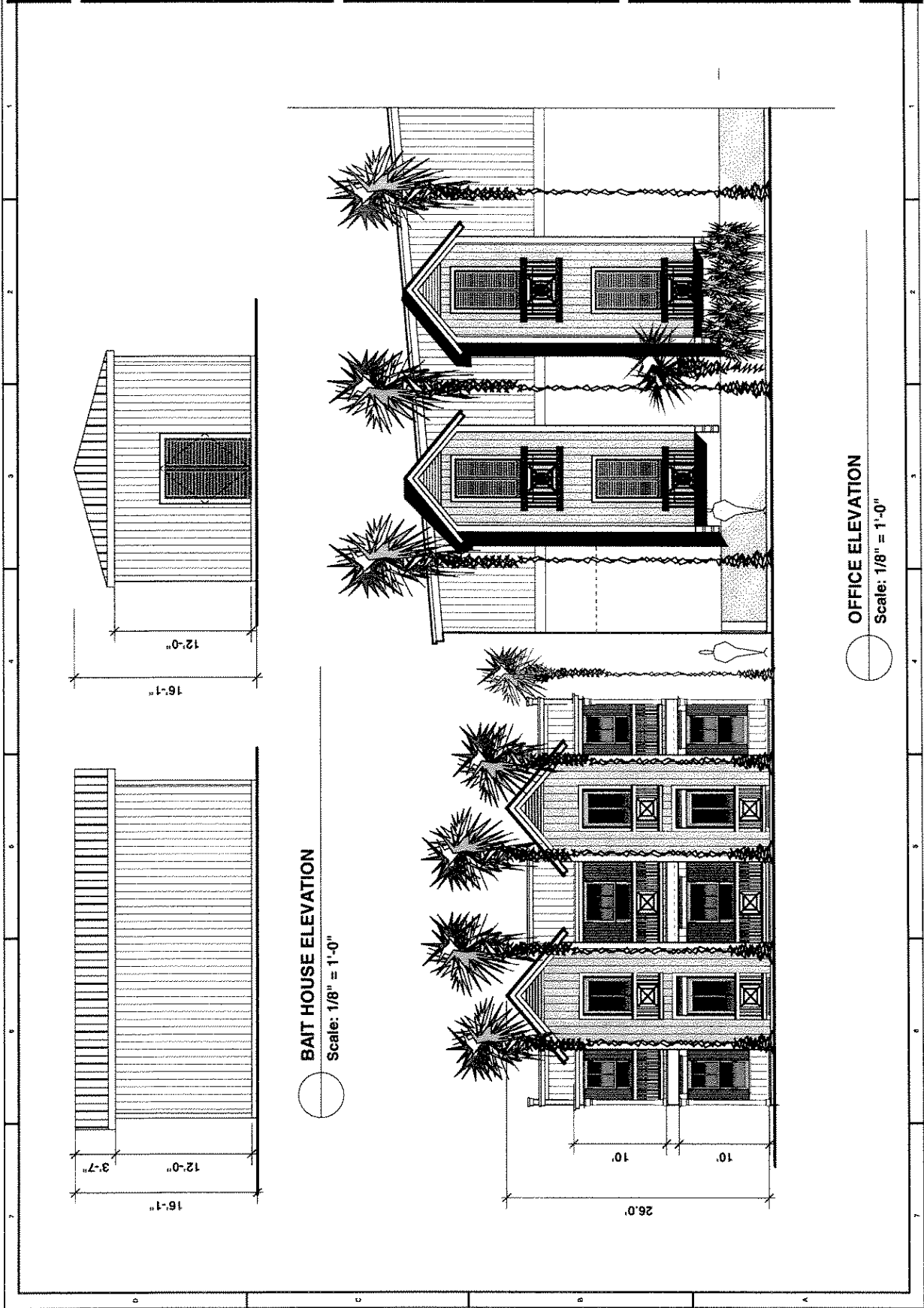
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 BOAT BARN AND OFFICES
KINGS POINTE

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PETER M. PIKE FLA. REGISTRATION # AR0015198



REVISIONS:	DATE

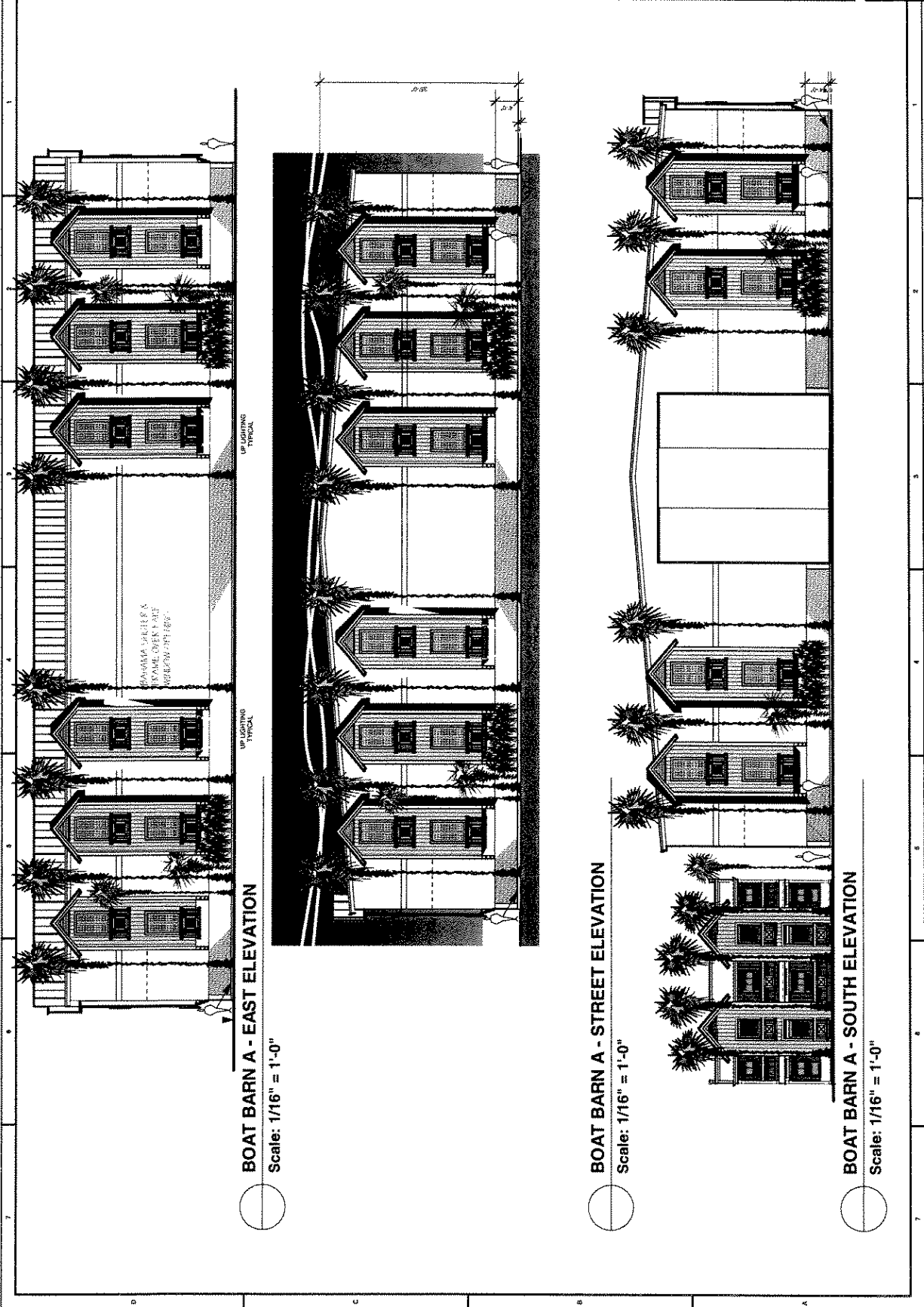


PETER M. PIKE
ARCHITECT
 519 PEACOCK PLAZA
 KEY WEST, FLA. 33040
 305-296-1992
 PMP
 2005-008

PROJECT:
 BOAT BARN AND OFFICES
 KINGS POINT

DRAWING TITLE:
 ELEVATIONS
 PROJECT NUMBER: 05120
 DRAWN: PMP
 CHECKED: PMP
 DATE: 12-18-06

SHEET
A-7
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REVISIONS: DATE

PETER PIKE ARCHITECT
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KEY WEST, FLA. 33040
305-296-1692

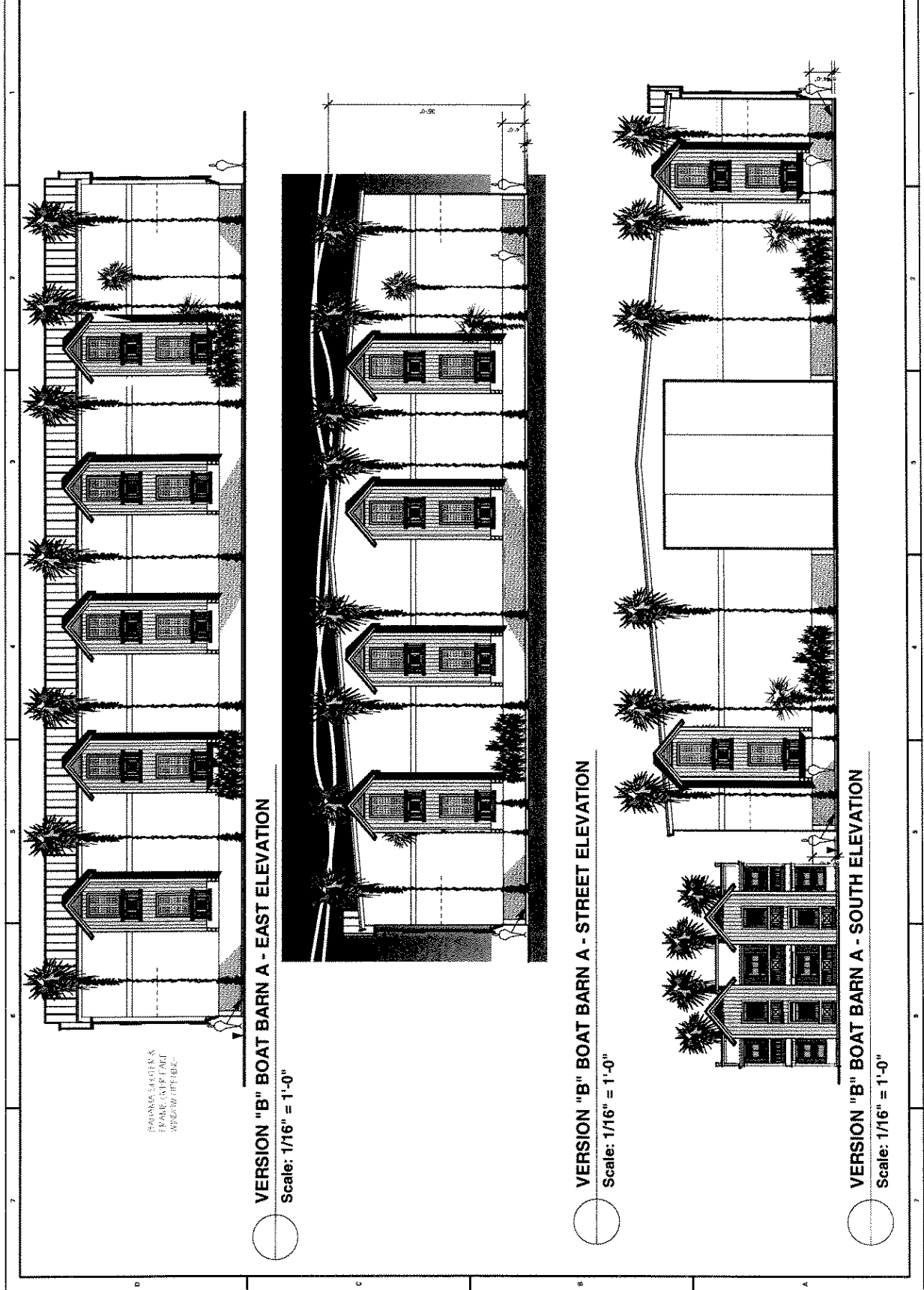
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BOAT BARN AND OFFICES

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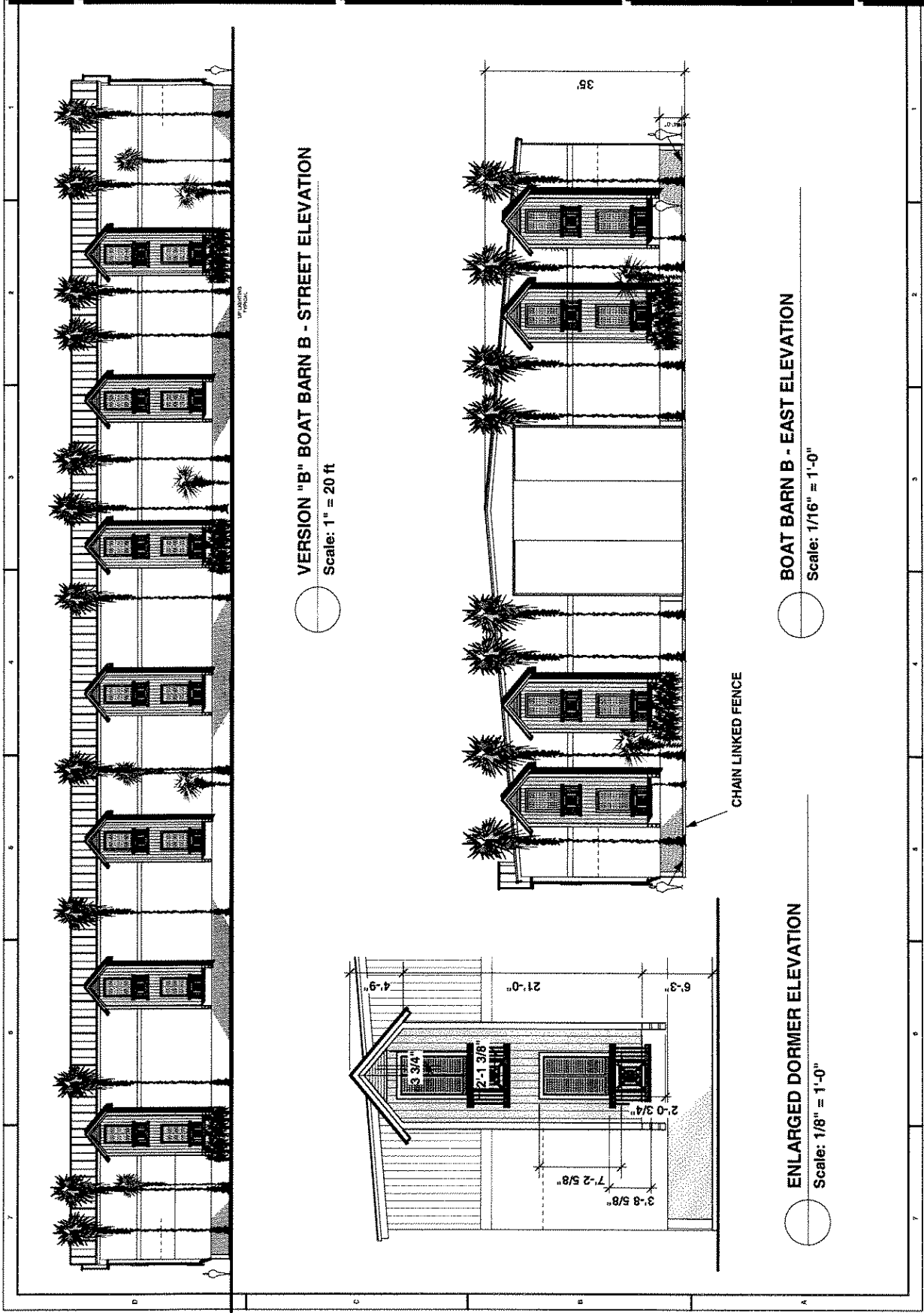
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ARCHITECT
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KEY WEST, FLA. 33040
305-296-1992

PROJECT:
BOAT BARN AND OFFICES
KINGS POINTE

DRAWING TITLE:
ELEVATIONS VERSION

SHEET #
A-10
OF

PETER M. PIKE FLA. REGISTRATION # AR0015198



Appendix 6

Traffic Impact Analysis (attached report)

KING'S POINTE MARINA
MILE MARKER 5.5
STOCK ISLAND, FLORIDA
LEVEL III TRAFFIC STUDY

JANUARY 2006



TRANSPORT ANALYSIS PROFESSIONALS
A Transportation Consultant Group INC

KING'S POINTE MARINA
MILE MARKER 5.5
STOCK ISLAND, FLORIDA
LEVEL III TRAFFIC STUDY

Prepared for
The Craig Company
P.O. Box 372
Key West, Florida 33041
(305) 294-1515

Prepared by
Transport Analysis Professionals, Inc.
8701 SW 137th Avenue, Suite 210
Miami, Florida 33183
(305) 385-0777
E.B. # 3766

January 2006
JN 6702

Richard P. Eichinger
Project Traffic Engineer
(305) 385-0777

**KING'S POINTE MARINA
MILE MARKER 5.5
STOCK ISLAND, FLORIDA
LEVEL III TRAFFIC STUDY**

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HISTORICAL TRAFFIC VOLUME	5
APPROVED DEVELOPMENT TRAFFIC	5
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FUTURE BUILD-OUT YEAR TRAFFIC.....	6
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APPENDIX

TURNING MOVEMENT DATA
ITE TRIP GENERATION
INTERSECTION ANALYSES
FDOT GENERALIZED TABLES/SEASONAL DATA
2005 LEVEL OF SERVICE TABLE
REDUCED SITE PLANS

**KING'S POINTE MARINA
MILE MARKER 5.5
STOCK ISLAND, FLORIDA
LEVEL III TRAFFIC STUDY**

INTRODUCTION

King's Pointe Marina (the developer) is proposing to redevelop the existing Ocean Side Marina, which is situated on Stock Island near US 1 Mile Marker 5.5. The general location is depicted in Figure 1 and a reduced site plan is in the appendix. The proposed development will be adding the following uses:

- Restaurant/bar – 3,200 sf
- Condominiums – 32 units
- Marina – 8 wet slips
- Marina – 108 dry racks

Contact was made with Monroe County's traffic consultant to discuss the scope of work needed for the traffic study regarding the proposed development. This study follows the traffic consultant's recommendations.

ACCESS AND ADJACENT LAND USES

Access is from Maloney Avenue and Peninsular Avenue adjacent land uses are MI-Maritime uses and MU-mixed use.

TRAFFIC GENERATION AND DISTRIBUTION

Using information from the seventh edition of *Trip Generation* from the Institute of Transportation Engineers (ITE), traffic generation for the proposed development is shown in Table 1. ITE trip generation information is available in the appendix.

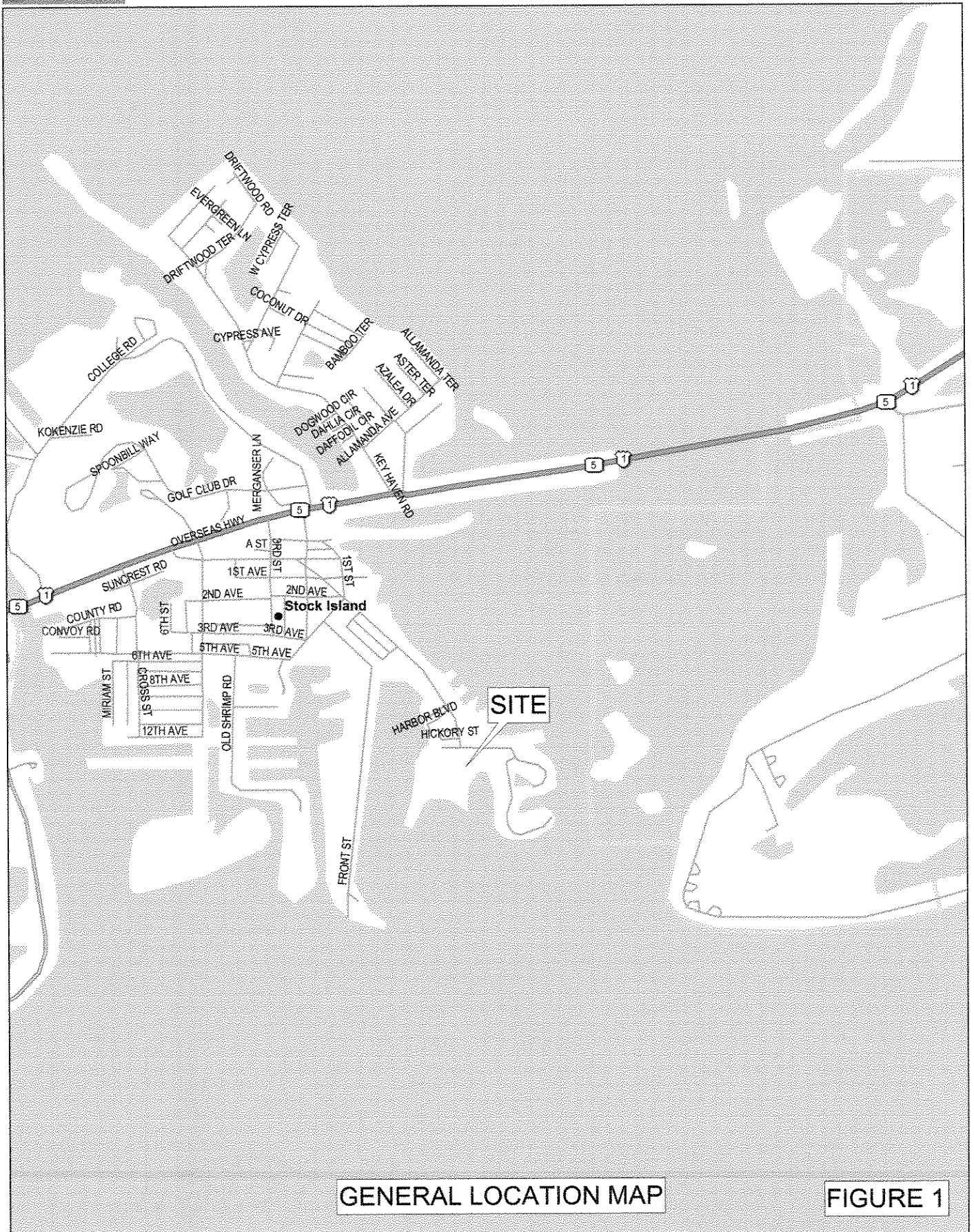


Table 1
King's Pointe Marina
Daily and PM Peak Hour
Trip Generation

Land Use/Size	ITE Code No.	Weighted Daily Volume	PM Peak Hour		
			In	Out	Total
Restaurant – 3,200 sf ¹	931	158	9	4	13
Condominiums – 32 units	230	182	11	5	16
Marina – 8 wet slips	420	28	1	1	2
Marina – 108 dry slips ²	420	<u>94</u>	<u>3</u>	<u>2</u>	<u>5</u>
	Totals	462	24	12	36

¹Adjusted for 44% pass-by rate

²Adjusted to 25% of wet slip rate

DISTRIBUTION & TRIP LENGTH

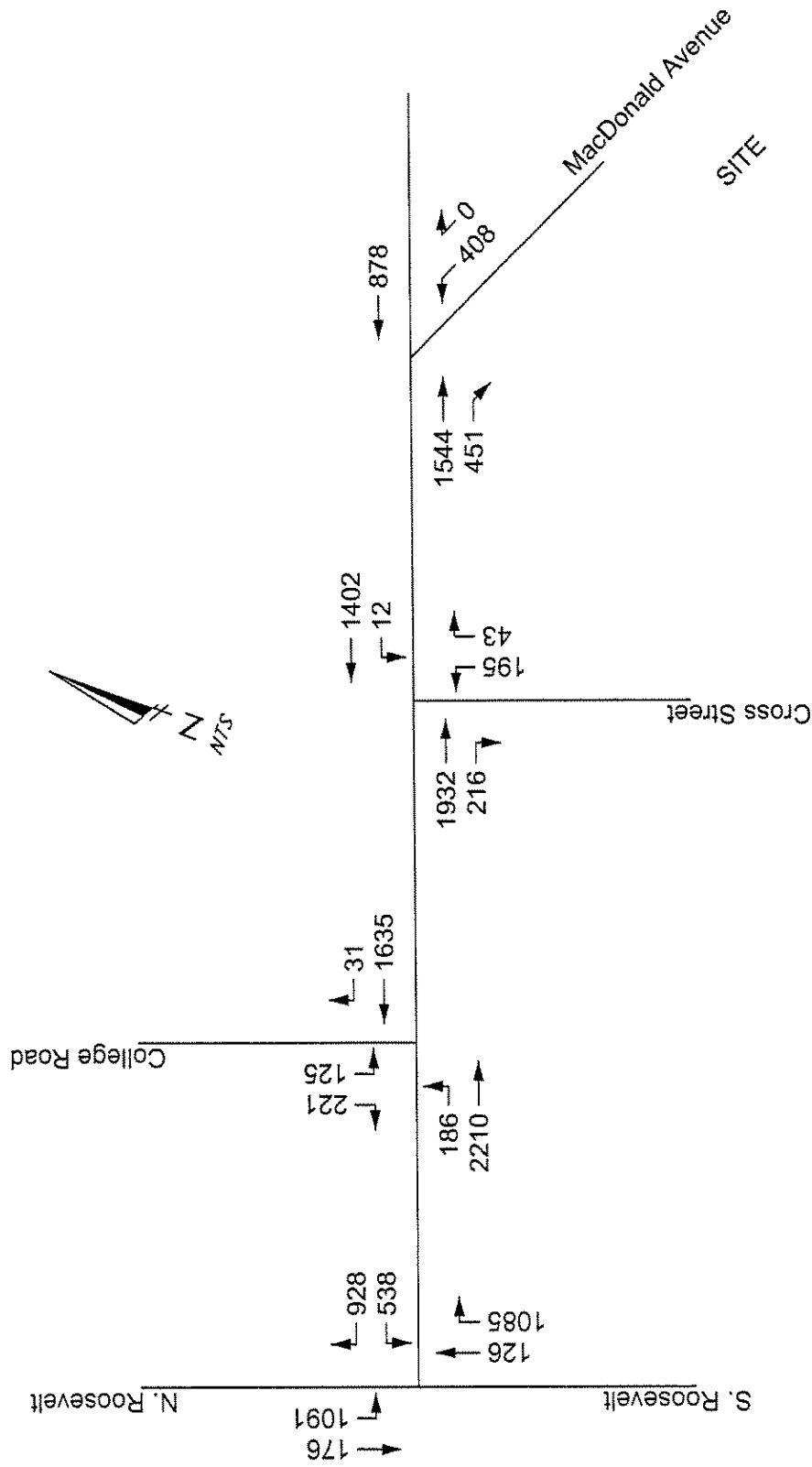
It is estimated that most of the trips (58%) will come from Key West with the remainder from the east. The average trip length to the east is estimated at 12 miles and 3 miles to the west.

EXISTING US 1 TRAFFIC

It was agreed with the County's traffic consultant that the following intersections along US 1 are to be analyzed in this study.

- MacDonald Avenue (signalized)
- College Road (signalized)
- Cross Street (signalized)
- Roosevelt Boulevard (signalized)

All intersection data collection occurred midweek between 4:00 – 6:00 PM. The PM period historically typifies peak period traffic that occurs both weekly and hourly near Key West and Stock Island. Figure 2 depicts existing traffic volumes at the intersections under study.



2005 PM Peak Volume

Figure 2

SEASONAL TRAFFIC ADJUSTMENT

The Florida Department of Transportation year 2004 weekly volume factors were used to estimate peak seasonal traffic conditions from the data collected at the intersections studied. (See appendix for more information.)

HISTORICAL TRAFFIC VOLUME

The developer's intention is to have the project built and operating by the close of year 2007. Therefore, existing traffic volumes were factored for yearly growth. FDOT has a traffic monitoring station (No. 0048) along US 1 near MacDonald Avenue. The historical AADT was researched and the result produced an annual average growth rate of 1.26%, which was used to increase volume to 2007 conditions.

APPROVED DEVELOPMENT TRAFFIC

Monroe County Planning staff was contacted regarding other approved but not yet built projects in the Stock Island area. According to staff, there are no approved, but not built projects in the Stock Island area, however there are projects currently going through the approval process.

TRAFFIC DISTRIBUTION FOR PEAK PERIOD ANALYSIS

The east/west distribution of traffic volume along this general area of US 1 during the peak period is estimated to be 42%/58%, respectively. This estimate can be verified by summing and comparing the eastbound and westbound (US 1) approach volumes at the intersections under study. This split and aerial photos aided in the distribution and assignment of site traffic.

FUTURE BUILD-OUT YEAR TRAFFIC

Table 2 depicts the existing PM peak period volume data collected at the intersections under study. Table 2 also shows two (2) year's growth and the proposed development's PM peak hour traffic volume (as shown in Table 1). Figure 3 depicts proposed site only traffic during the PM peak hour. Figure 4 depicts peak season, two year's growth and site PM peak hour traffic at the study locations in 2007.

PM PEAK HOUR LEVEL OF SERVICE

Table 3 summarizes PM peak hour levels of service (LOS) analyses performed at the intersections under study. All future year analyses reflect PM peak hour traffic volume conditions during the peak season (during the peak week) and a two-year annualized growth.

US 1 ARTERIAL TRAFFIC SUMMARY

The development is situated along Monroe County's designated US 1 Segment 1. Table 4 depicts a summary of daily US 1 arterial traffic volume and proposed site traffic.

SECONDARY STREET IMPACTS

The secondary street impacts are controlled by traffic signals and their ability to control capacity along the roadway. Hence, impacts along secondary roads are noted in the highway capacity analyses and depicted in Table 3.

SIGHT TRIANGLES AND ON-SITE VEHICLE MANEUVERABILITY

Sight triangles and vehicle maneuverability will be shown on the final site plan to be submitted with the application.

LOCATION OF MEDIAN OPENINGS ALONG US 1

The site is not located on US 1, hence median openings are not addressed.

TABLE 2

TRAFFIC VOLUME AT STUDY LOCATIONS

(US 1 Considered a East/West Roadway for Analysis Purposes)

Overseas Highway Intersection & Approach	2005 PM PEAK VOLUME	PEAK SEASON INCREASE VOLUME	PEAK SEASON VOLUME	YEAR 2007 BACKGROUND GROWTH INCREASE VOLUME ²	YEAR 2007 WITHOUT SITE VOLUME SUBTOTAL	SITE VOLUME	YEAR 2007 WITH SITE VOLUME
MacDonald Road							
EB THRU	1544	0	1544	19	1563	0	1563
EB RIGHT	451	0	451	3	454	14	468
WB THRU	878	0	878	11	889	0	889
NB LEFT	408	0	408	3	411	7	418
Cross Street (03/08/05)							
EB THRU	1932	0	1932	24	1956	14	1970
EB RIGHT	216	0	216	1	217	0	217
WB LEFT	12	0	12	0	12	0	12
WB THRU	1402	0	1402	18	1420	7	1427
NB LEFT	195	0	195	1	196	0	196
NB RIGHT	43	0	43	0	43	0	43
College Road (03/08/05)							
EB LEFT	186	0	186	1	187	0	187
EB THRU	2210	0	2210	28	2238	14	2252
WB THRU	1635	0	1635	20	1655	7	1662
WB RIGHT	31	0	31	0	31	0	31
SB LEFT	125	0	125	1	126	0	126
SB RIGHT	221	0	221	1	222	0	222
Roosevelt Boulevard (12/06/05)							
WB LEFT	538	126	664	7	671	3	674
WB RIGHT	928	218	1146	12	1158	4	1162
NB THRU	126	15	141	1	142	0	142
NB RIGHT	1085	255	1340	14	1354	6	1360
SB LEFT	1091	256	1347	14	1361	8	1369
SB THRU	176	21	197	1	198	0	198

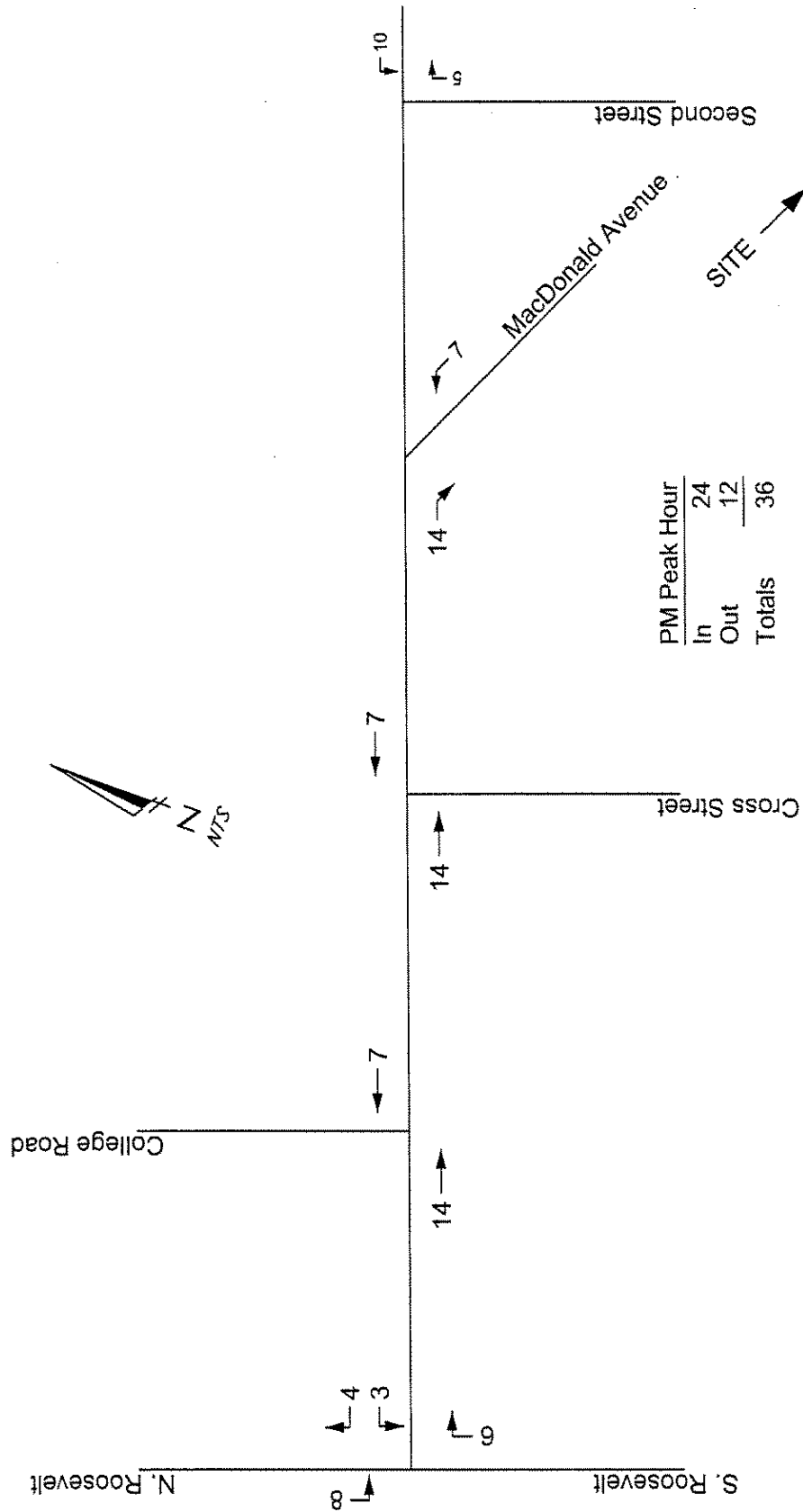
TABLE 3

LEVEL OF SERVICE AT STUDY LOCATIONS

(US 1 Considered a East/West Roadway for Analysis Purposes)

Overseass Highway Intersection & Approach	2005 PM PEAK LOS	YEAR 2007 WITHOUT SITE LOS	YEAR 2007 WITH SITE LOS
MacDonald Avenue			
EB THRU	B	B	B
EB RIGHT	B	B	B
WB THRU	A	A	A
NB LEFT	D	D	D
INTERSECTION LOS	B	B	B
Cross Street			
EB THRU	C	C	C
WB LEFT	B	B	B
WB THRU	B	B	B
NB LEFT	D	D	D
NB RIGHT	C	C	C
INTERSECTION LOS	C	C	C
College Road			
EB LEFT	D	D	D
EB THRU	C	C	C
WB THRU	C	C	C
WB RIGHT	B	B	B
SB LEFT	D	D	D
SB RIGHT	C	C	C
INTERSECTION LOS	C	C	C
Roosevelt Boulevard			
WB LEFT	D	D	D*
WB RIGHT	A	A	A*
NB THRU	D	D	D*
NB RIGHT	C	C	C*
SB LEFT	D	D	D*
SB THRU	C	C	B*
INTERSECTION LOS	C	C	C*

* LOS improved with minor modification of signal timing



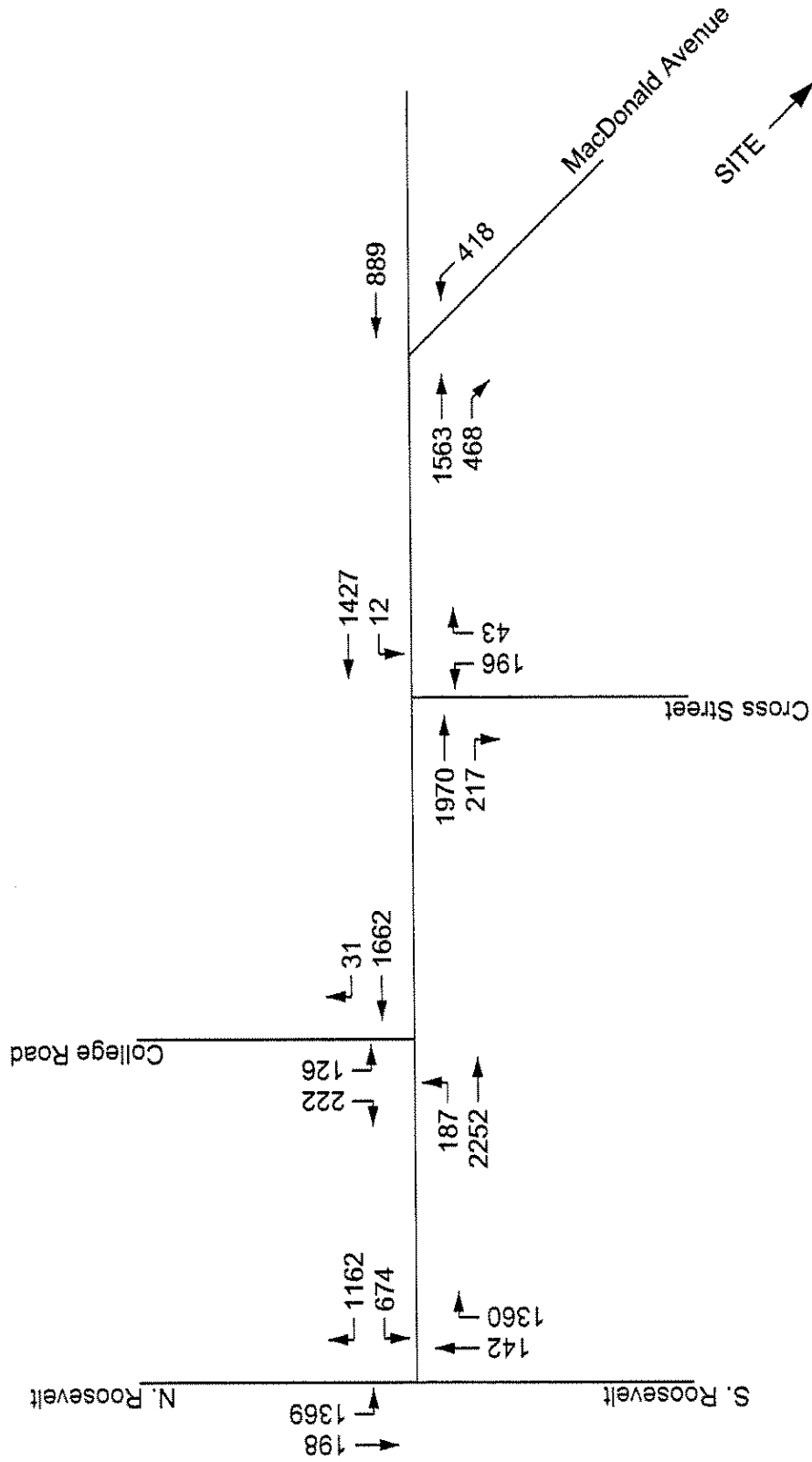
PM Peak Hour Site Only Traffic

Kings Pointe

Figure 3



TRANSPORT ANALYSIS PROFESSIONALS



Year 2007 With Site Volume

Kings Pointe

Figure 4



TRANSPORT ANALYSIS PROFESSIONALS

TABLE 4 -- KING'S POINTE ARTERIAL TRIP ASSIGNMENT SUMMARY

Project: King's Pointe												
Location: Stock Island												
Approx. US-1 MM: 5.5												
Development Type: Mixed use												
Project Size: Varies												
Daily Trip Volume: Varies												
Weekday: Varies												
Saturday: Varies												
Sunday: Varies												
Average Trip Length: Trip Distribution: 42 % N / E												
12 miles N / E												
3 miles S / W 58 % S / W												
Weighted Daily Volume: 462.00 (Net Trips)												
See report for pass-by analysis												
Trip Generation Source:												
ITE <input checked="" type="checkbox"/> ITE Land Use Code No.:												
OTHER <input checked="" type="checkbox"/> See Report												
Total Daily Trips												
462												
Percent Pass-By Trips												
0												
Percent Primary Trips												
100												
(1) Primary Trips												
462												
US-1 Segment Number												
#1												
US-1 Segment Limits												
Begin MM												
4.0												
End MM												
5.0												
(2) Percent Directional Split												
58												
(3) % Impact Based on Trip Length												
83												
Project Generated Trips												
(1) (2) (3)												
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* LOS C Allocation

APPENDIX

TURNING MOVEMENT DATA

TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210

Miami, Florida 33183

Phone: (305)385-0777 Fax: (305)385-9997

Counter: XRoads

Counted By: Camera

Weather: Clear

Other: Stock Island Housing

File Name : 6702macdonald@us1

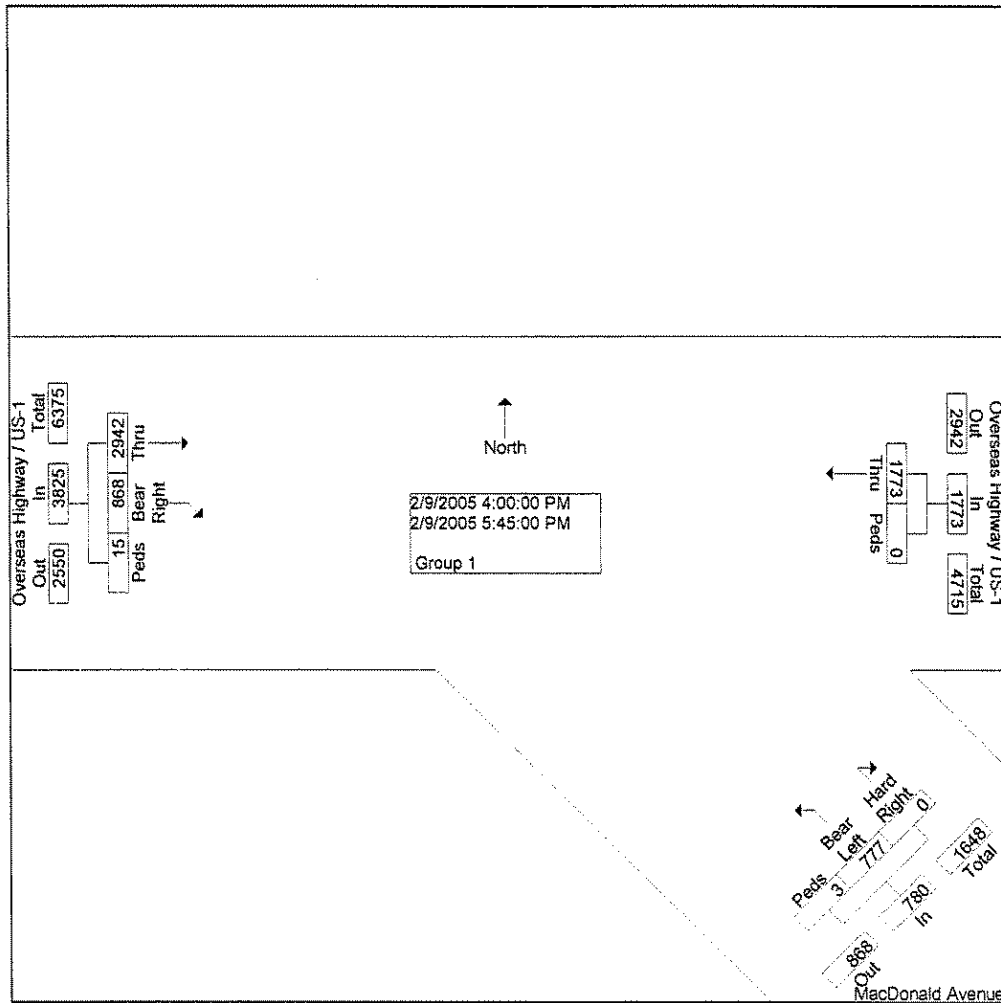
Site Code : 00210052

Start Date : 02/09/2005

Page No : 1

Groups Printed- Group 1

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	Left	Thru	Right	Peds	App. Total	Bear Left	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Peds	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0	1.0		
16:00	0	247	0	0	247	101	0	0	101	0	393	117	3	513	861
16:15	0	232	0	0	232	93	0	0	93	0	332	98	4	434	759
16:30	0	230	0	0	230	89	0	0	89	0	329	107	2	438	757
16:45	0	231	0	0	231	93	0	0	93	0	385	121	0	506	830
Total	0	940	0	0	940	376	0	0	376	0	1439	443	9	1891	3207
17:00	0	198	0	0	198	129	0	0	129	0	395	119	5	519	846
17:15	0	219	0	0	219	99	0	3	102	0	388	111	0	499	820
17:30	0	230	0	0	230	87	0	0	87	0	376	100	0	476	793
17:45	0	186	0	0	186	86	0	0	86	0	344	95	1	440	712
Total	0	833	0	0	833	401	0	3	404	0	1503	425	6	1934	3171
Grand Total	0	1773	0	0	1773	777	0	3	780	0	2942	868	15	3825	6378
Apprch %	0.0	100.0	0.0	0.0		99.6	0.0	0.4		0.0	76.9	22.7	0.4		
Total %	0.0	27.8	0.0	0.0	27.8	12.2	0.0	0.0	12.2	0.0	46.1	13.6	0.2	60.0	

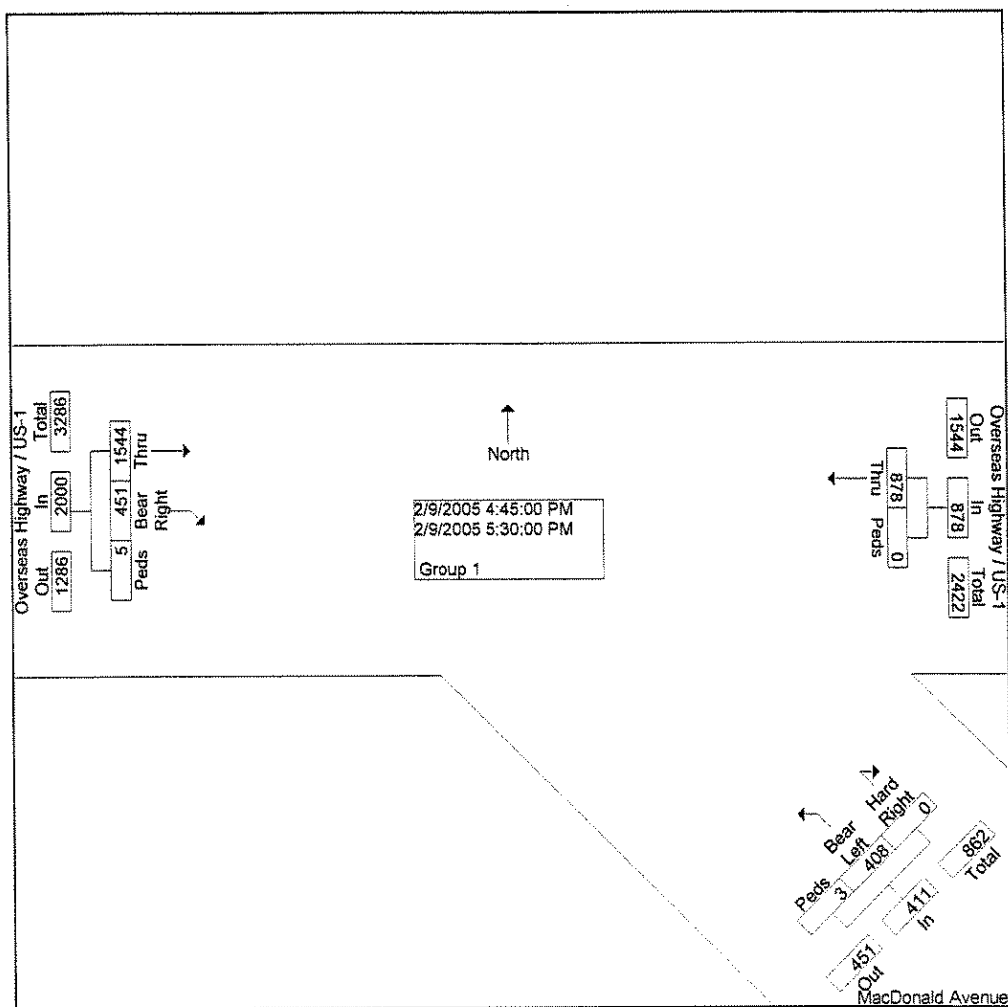


TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210
Miami, Florida 33183
Phone: (305)385-0777 Fax: (305)385-9997

File Name : 6702macdonald@us1
Site Code : 00210052
Start Date : 02/09/2005
Page No : 2

	Overseas Highway / US-1 Westbound					MacDonald Avenue Northwestbound				Overseas Highway / US-1 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Bear Left	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Peds	App. Total	Int. Total
Peak Hour From 16:00 to 17:45 - Peak 1 of 1															
Intersection	16:45														
Volume	0	878	0	0	878	408	0	3	411	0	1544	451	5	2000	3289
Percent	0.0	100.0	0.0	0.0		99.3	0.0	0.7		0.0	77.2	22.6	0.3		
Volume	0	878	0	0	878	408	0	3	411	0	1544	451	5	2000	3289
Volume	0	198	0	0	198	129	0	0	129	0	395	119	5	519	846
Peak Factor															0.972
High Int.	16:45					17:00				17:00					
Volume	0	231	0	0	231	129	0	0	129	0	395	119	5	519	
Peak Factor						0.950				0.797					0.963



TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210

Miami, Florida 33183

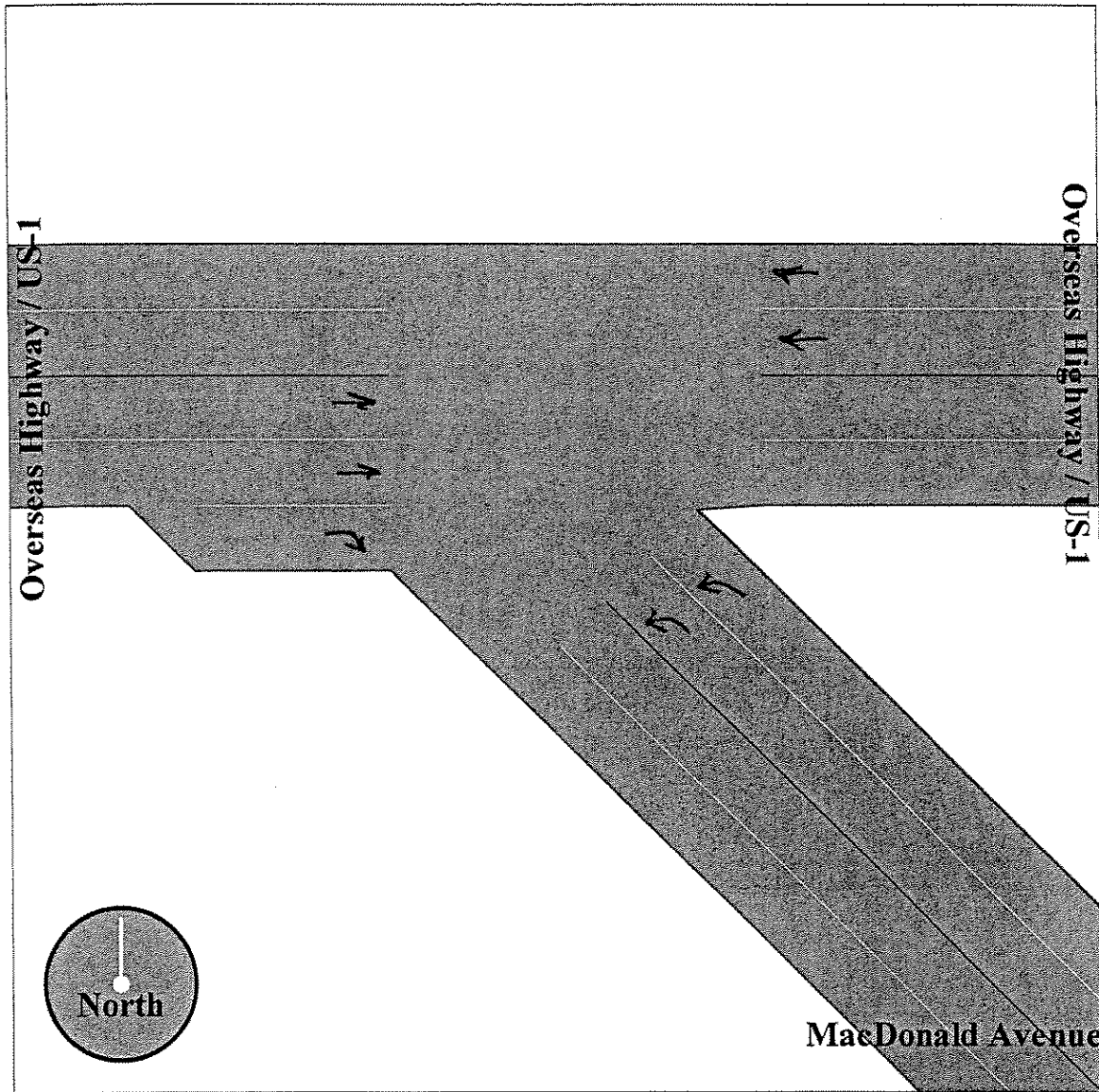
Phone: (305)385-0777 Fax: (305)385-9997

File Name : 6702macdonald@us1

Site Code : 00210052

Start Date : 02/09/2005

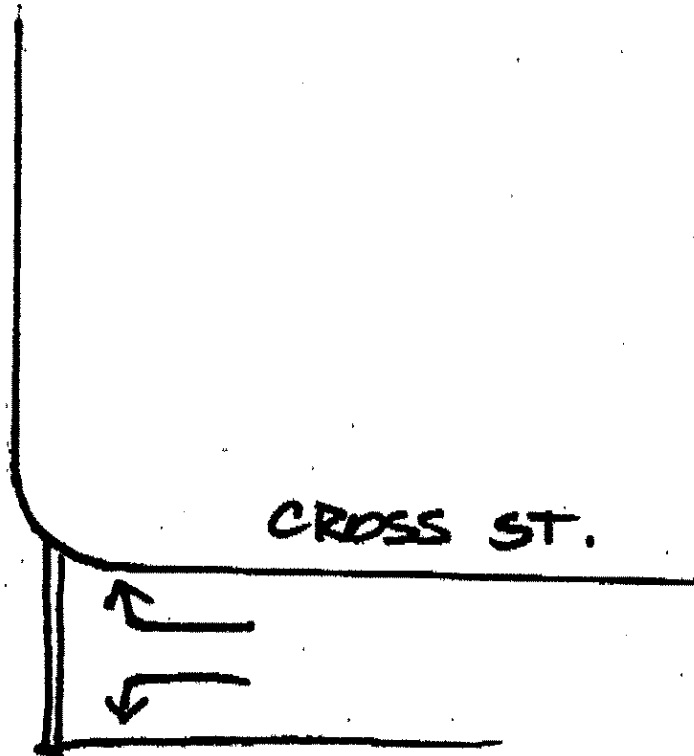
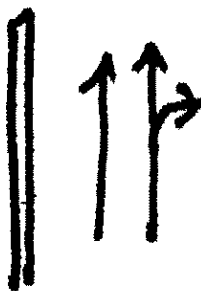
Page No : 3



CROSS STREET

&
US-1

US-1



CROSS ST.

CROSSROADS ENGINEERING DATA, INC.

13284 SW 120TH ST,
MIAMI, FLORIDA 33186
305-233-3997

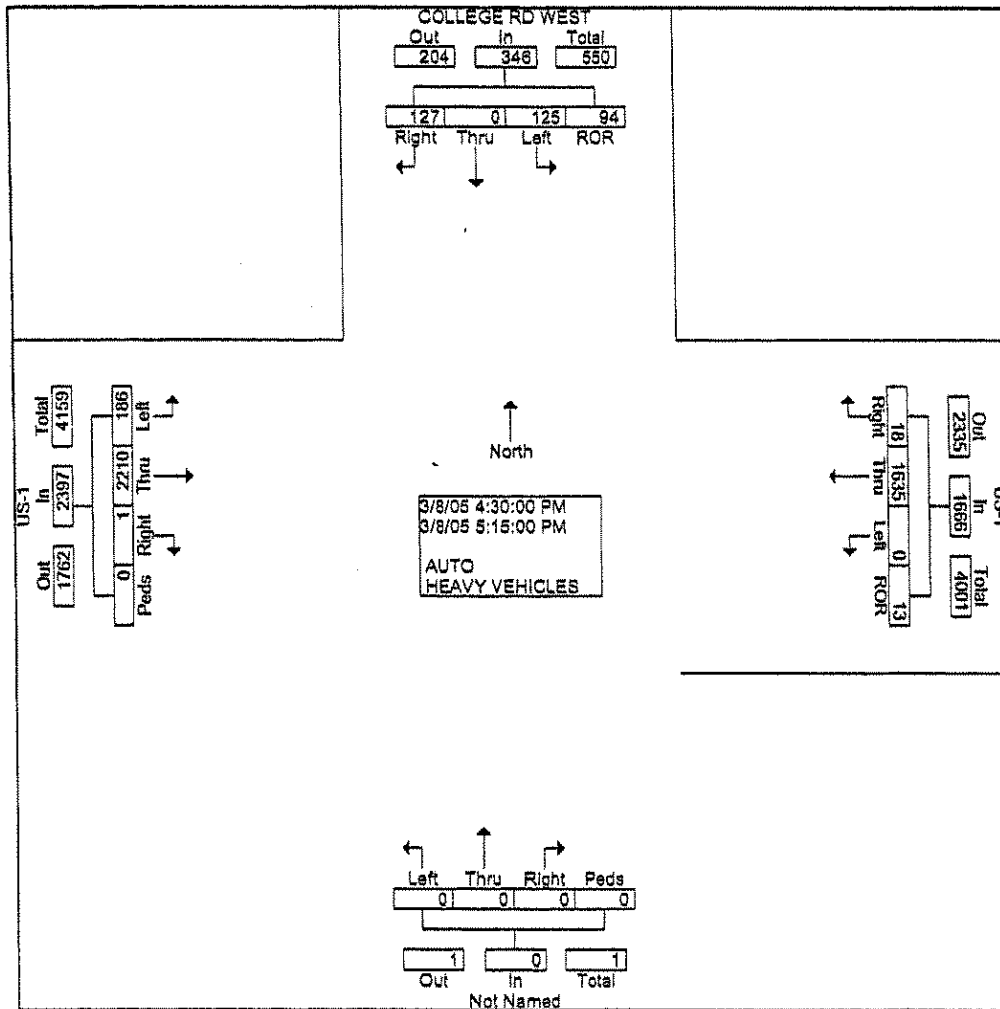
File Name : COLLEGE&US-1

Site Code : 03090503

Start Date : 03/08/2005

Page No : 2

	COLLEGE RD WEST From North					US-1 From East					From South					US-1 From West					
Start Time	Right t	Thru	Left	RO R	App. Total	Right t	Thru	Left	RO R	App. Total	Right t	Thru	Left	Ped s	App. Total	Right t	Thru	Left	Ped s	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1 Intersection 04:30 PM																					
Volume	127	0	125	94	346	18	163	0	13	1666	0	0	0	0	0	1	221	186	0	2397	4409
Percent	36.7	0.0	36.1	27.2		1.1	98.1	0.0	0.8		0.0	0.0	0.0	0.0		0.0	92.2	7.8	0.0		
05:00 Volume	46	0	41	23	110	5	450	0	2	457	0	0	0	0	0	0	486	56	0	542	1109
Peak Factor																					0.994
High Int.	05:00 PM					05:00 PM					3:45:00 PM					05:15 PM					
Volume	46	0	41	23	110	5	450	0	2	457	0	0	0	0	0	1	647	47	0	695	
Peak Factor					0.786					0.911										0.862	



CROSSROADS ENGINEERING DATA, INC.

13284 SW 120TH ST,
MIAMI, FLORIDA 33186
305-233-3997

CLIENT : TAP
JOB NO : 2005-24
PROJECT: STOCK ISLAND
COUNTY : MONROE

File Name : COLLEGE&US-1
Site Code : 03090503
Start Date : 03/08/2005
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

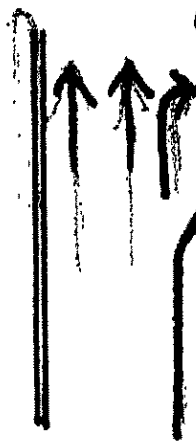
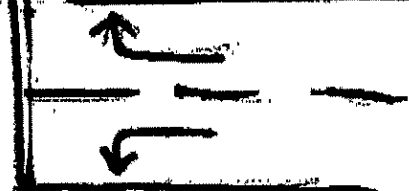
Start Time	COLLEGE RD WEST From North				US-1 From East				From South				US-1 From West				Int. Total
	Right	Thru	Left	ROR	Right	Thru	Left	ROR	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
04:00 PM	39	0	16	25	8	436	0	1	0	0	0	0	0	563	33	0	1121
04:15 PM	44	0	27	26	6	336	0	2	0	0	0	0	0	517	28	0	986
04:30 PM	48	0	17	23	2	422	0	5	0	0	0	0	0	537	43	0	1097
04:45 PM	27	0	30	23	5	437	0	4	0	0	0	0	0	540	40	0	1106
Total	158	0	90	97	21	1631	0	12	0	0	0	0	0	2157	144	0	4310
05:00 PM	46	0	41	23	5	450	0	2	0	0	0	0	0	486	56	0	1109
05:15 PM	6	0	37	25	6	326	0	2	0	0	0	0	1	647	47	0	1097
05:30 PM	26	0	33	24	6	368	0	3	0	0	0	0	0	568	52	0	1070
05:45 PM	10	0	12	23	8	369	0	2	0	0	0	0	0	481	47	0	972
Total	88	0	123	95	25	1523	0	9	0	0	0	0	1	2182	202	0	4248
Grand Total	246	0	213	192	46	3154	0	21	0	0	0	0	1	4339	346	0	8558
Approch %	37.8	0.0	32.7	29.5	1.4	97.9	0.0	0.7	0.0	0.0	0.0	0.0	0.0	92.6	7.4	0.0	
Total %	2.9	0.0	2.5	2.2	0.5	36.9	0.0	0.2	0.0	0.0	0.0	0.0	0.0	50.7	4.0	0.0	

US-1
&
COLLEGE RD WEST



US-1

COLLEGE RD W.

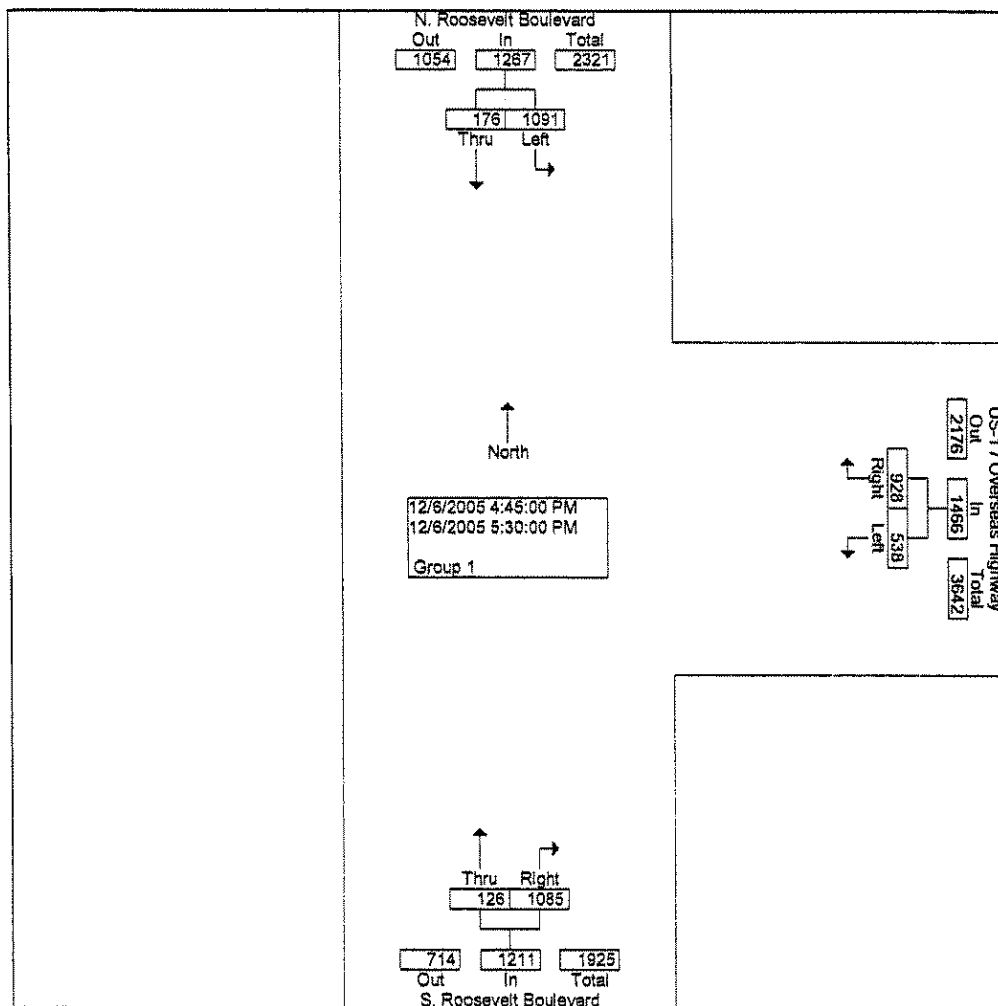


TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210
Miami, Florida 33183
Phone: (305)385-0777 Fax: (305)385-9997

File Name : 5785Roosevelt@US1PM
Site Code : 57850001
Start Date : 12/06/2005
Page No : 2

	N. Roosevelt Boulevard Southbound				US-1 / Overseas Highway Westbound					S. Roosevelt Boulevard Northbound					US-1 / Overseas Highway Eastbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	RTOR	Right	App. Total	Left	Thru	RTOR	Right	App. Total	Left	Thru	Right	App. Total	Int. Total	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																				
Intersection	16:45																			
Volume	1091	176	0	1267	538	0	616	312	1466	0	126	815	270	1211	0	0	0	0	3944	
Percent	86.1	13.9	0.0		36.7	0.0	42.0	21.3		0.0	10.4	67.3	22.3		0.0	0.0	0.0			
Volume	1091	176	0	1267	538	0	616	312	1466	0	126	815	270	1211	0	0	0	0	3944	
Volume	299	43	0	342	116	0	180	70	366	0	31	216	84	331	0	0	0	0	1039	
Peak Factor																				0.949
High Int.	17:15				17:00					16:45					3:45:00 PM					
Volume	291	52	0	343	167	0	149	83	399	0	31	216	84	331						
Peak Factor	0.923				0.919					0.915										



TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210

Miami, Florida 33183

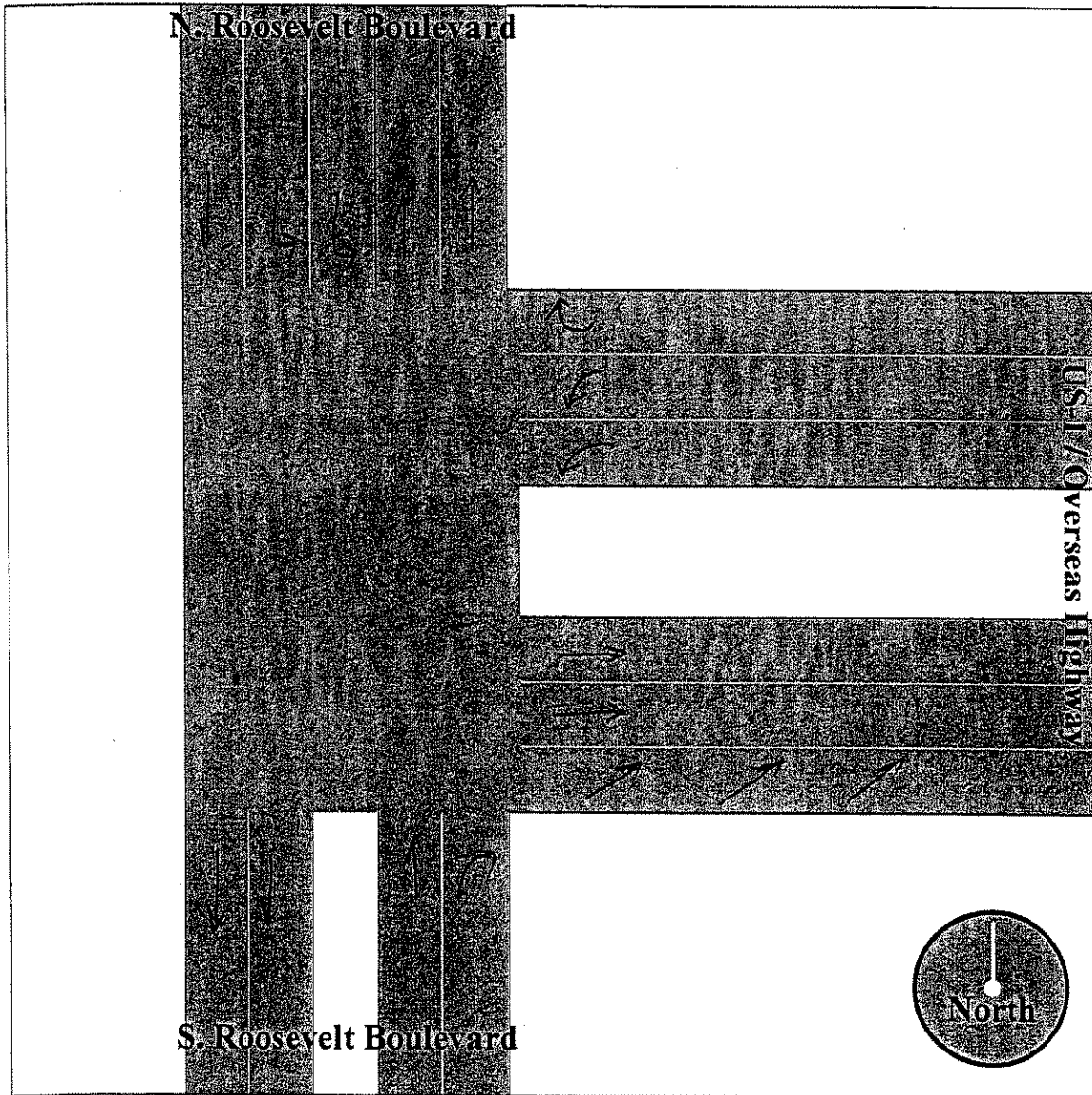
Phone: (305)385-0777 Fax: (305)385-9997

File Name : 5785Roosevelt@US1PM

Site Code : 57850001

Start Date : 12/06/2005

Page No : 3



TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210

Miami, Florida 33183

Phone: (305)385-0777 Fax: (305)385-9997

Counter: 3071
Counted By: Lucas
Weather: Clear
Other:

File Name : 5785Roosevelt@US1PM

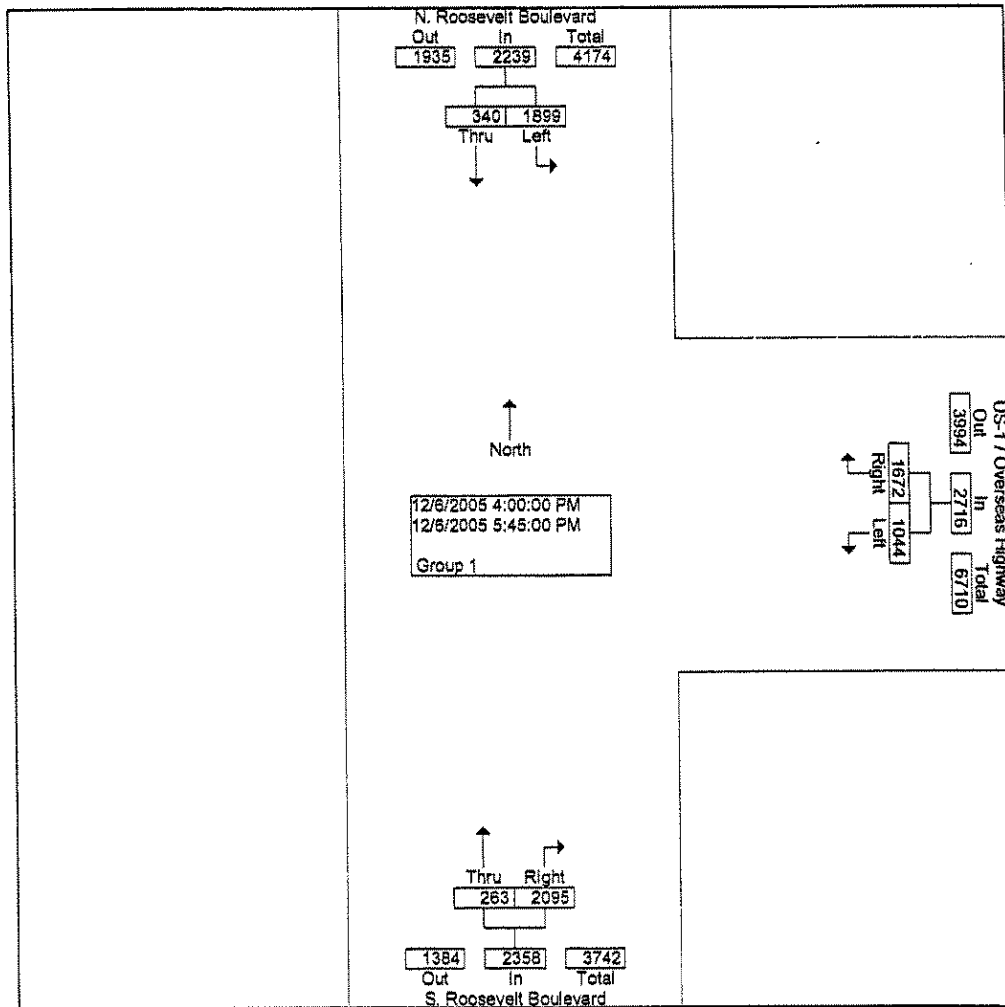
Site Code : 57850001

Start Date : 12/06/2005

Page No : 1

Groups Printed- Group 1

	N. Roosevelt Boulevard Southbound				US-1 / Overseas Highway Westbound					S. Roosevelt Boulevard Northbound					US-1 / Overseas Highway Eastbound				
Start Time	Left	Thru	Right	App. Total	Left	Thru	RTOR	Right	App. Total	Left	Thru	RTOR	Right	App. Total	Left	Thru	Right	App. Total	Int. Total
Factor	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0		
16:00	185	44	0	229	113	0	97	66	276	0	35	161	91	287	0	0	0	0	792
16:15	167	39	0	206	125	0	116	68	309	0	35	187	102	324	0	0	0	0	839
16:30	174	42	0	216	126	0	122	78	326	0	40	180	86	306	0	0	0	0	848
16:45	299	43	0	342	116	0	180	70	366	0	31	216	84	331	0	0	0	0	1039
Total	825	168	0	993	480	0	515	282	1277	0	141	744	363	1248	0	0	0	0	3518
17:00	253	43	0	296	167	0	149	83	399	0	26	231	51	308	0	0	0	0	1003
17:15	291	52	0	343	135	0	162	75	372	0	40	210	60	310	0	0	0	0	1025
17:30	248	38	0	286	120	0	125	84	329	0	29	158	75	262	0	0	0	0	877
17:45	282	39	0	321	142	0	133	64	339	0	27	164	39	230	0	0	0	0	890
Total	1074	172	0	1246	564	0	569	306	1439	0	122	763	225	1110	0	0	0	0	3795
Grand Total	1899	340	0	2239	1044	0	1084	588	2716	0	263	1507	588	2358	0	0	0	0	7313
Approch %	84.8	15.2	0.0		38.4	0.0	39.9	21.6		0.0	11.2	63.9	24.9		0.0	0.0	0.0		
Total %	26.0	4.6	0.0	30.6	14.3	0.0	14.8	8.0	37.1	0.0	3.6	20.6	8.0	32.2	0.0	0.0	0.0	0.0	



ITE TRIP GENERATION

Summary of Trip Generation Calculation
 For 3.2 Th.Gr.Sq.Ft. of Quality Restaurant
 January 18, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	89.95	36.81	1.00	288
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.81	0.93	1.00	3
4-6 PM Peak Hour Enter	5.02	0.00	1.00	16
4-6 PM Peak Hour Exit	2.47	0.00	1.00	8
4-6 PM Peak Hour Total	7.49	4.89	1.00	24
AM Pk Hr, Generator, Enter	4.57	0.00	1.00	15
AM Pk Hr, Generator, Exit	1.00	0.00	1.00	3
AM Pk Hr, Generator, Total	5.57	3.79	1.00	18
PM Pk Hr, Generator, Enter	5.59	0.00	1.00	18
PM Pk Hr, Generator, Exit	3.43	0.00	1.00	11
PM Pk Hr, Generator, Total	9.02	4.55	1.00	29
Saturday 2-Way Volume	94.36	34.42	1.00	302
Saturday Peak Hour Enter	6.38	0.00	1.00	20
Saturday Peak Hour Exit	4.44	0.00	1.00	14
Saturday Peak Hour Total	10.82	4.38	1.00	35
Sunday 2-Way Volume	72.16	32.35	1.00	231
Sunday Peak Hour Enter	5.28	0.00	1.00	17
Sunday Peak Hour Exit	3.10	0.00	1.00	10
Sunday Peak Hour Total	8.38	3.88	1.00	27

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Weighted Daily Volume

$$\frac{288(5) + 302 + 231}{7} = 281.8$$

$$\begin{array}{r} 282 \\ \text{Less Pass-by} \\ 44\% \quad - 124 \\ \hline 158 \end{array}$$

Summary of Pass-By Trips
For 3.2 Th.Gr.Sq.Ft. of Quality Restaurant
January 18, 2006

	Driveway Volume	Pass-By Trips	Volume Added to Adjacent Streets
Average Weekday			
7-9 AM Peak Hour Enter	0	0	0
7-9 AM Peak Hour Exit	0	0	0
7-9 AM Peak Hour Total	3	0	3
4-6 PM Peak Hour Enter	16	7	9
4-6 PM Peak Hour Exit	8	4	4
4-6 PM Peak Hour Total	24	11	13
Saturday			
Saturday Peak Hour Enter	20	0	20
Saturday Peak Hour Exit	14	0	14
Saturday Peak Hour Total	35	0	35

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Handbook, March, 2001

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
 For 32 Dwelling Units of Residential Condominium / Townhouse
 January 18, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	188
7-9 AM Peak Hour Enter	0.07	0.00	1.00	2
7-9 AM Peak Hour Exit	0.37	0.00	1.00	12
7-9 AM Peak Hour Total	0.44	0.69	1.00	14
4-6 PM Peak Hour Enter	0.35	0.00	1.00	11
4-6 PM Peak Hour Exit	0.17	0.00	1.00	5
4-6 PM Peak Hour Total	0.52	0.75	1.00	16 16
AM Pk Hr, Generator, Enter	0.08	0.00	1.00	3
AM Pk Hr, Generator, Exit	0.36	0.00	1.00	12
AM Pk Hr, Generator, Total	0.44	0.68	1.00	14
PM Pk Hr, Generator, Enter	0.33	0.00	1.00	11
PM Pk Hr, Generator, Exit	0.19	0.00	1.00	6
PM Pk Hr, Generator, Total	0.52	0.75	1.00	17
Saturday 2-Way Volume	5.67	3.10	1.00	181
Saturday Peak Hour Enter	0.25	0.00	1.00	8
Saturday Peak Hour Exit	0.22	0.00	1.00	7
Saturday Peak Hour Total	0.47	0.71	1.00	15
Sunday 2-Way Volume	4.84	2.71	1.00	155
Sunday Peak Hour Enter	0.22	0.00	1.00	7
Sunday Peak Hour Exit	0.23	0.00	1.00	7
Sunday Peak Hour Total	0.45	0.70	1.00	14

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

$$\begin{aligned}
 &\text{Weighted Daily Volume} \\
 &\frac{188(5) + 181 + 155}{7} = 182.2 \\
 &\quad \quad \quad 182
 \end{aligned}$$

Summary of Trip Generation Calculation
 For 8 Berths of Marina *Wet Slips*
 January 18, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	24
7-9 AM Peak Hour Enter	0.03	0.00	1.00	0
7-9 AM Peak Hour Exit	0.05	0.00	1.00	0
7-9 AM Peak Hour Total	0.08	0.00	1.00	1
4-6 PM Peak Hour Enter	0.11	0.00	1.00	1
4-6 PM Peak Hour Exit	0.08	0.00	1.00	1
4-6 PM Peak Hour Total	0.19	0.00	1.00	2
AM Pk Hr, Generator, Enter	0.11	0.00	1.00	1
AM Pk Hr, Generator, Exit	0.06	0.00	1.00	0
AM Pk Hr, Generator, Total	0.17	0.00	1.00	1
PM Pk Hr, Generator, Enter	0.11	0.00	1.00	1
PM Pk Hr, Generator, Exit	0.10	0.00	1.00	1
PM Pk Hr, Generator, Total	0.21	0.46	1.00	2
Saturday 2-Way Volume	3.22	2.64	1.00	26
Saturday Peak Hour Enter	0.12	0.00	1.00	1
Saturday Peak Hour Exit	0.15	0.00	1.00	1
Saturday Peak Hour Total	0.27	0.53	1.00	2
Sunday 2-Way Volume	6.40	5.75	1.00	51
Sunday Peak Hour Enter	0.21	0.00	1.00	2
Sunday Peak Hour Exit	0.10	0.00	1.00	1
Sunday Peak Hour Total	0.31	0.00	1.00	2

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

$$\text{Weighted Daily Volume} \\ \frac{24(5) + 26 + 51}{7} = 28.1 \\ \underline{28}$$

CROSSROADS ENGINEERING DATA, INC.

13284 SW 120TH ST,
MIAMI, FLORIDA 33186
305-233-3997

CLIENT : TAP
JOB NO : 2005-24
PROJECT: STOCK ISLAND
COUNTY : MONROE

File Name : CROSS&US-1
Site Code : 03080519
Start Date : 03/08/2005
Page No : 1

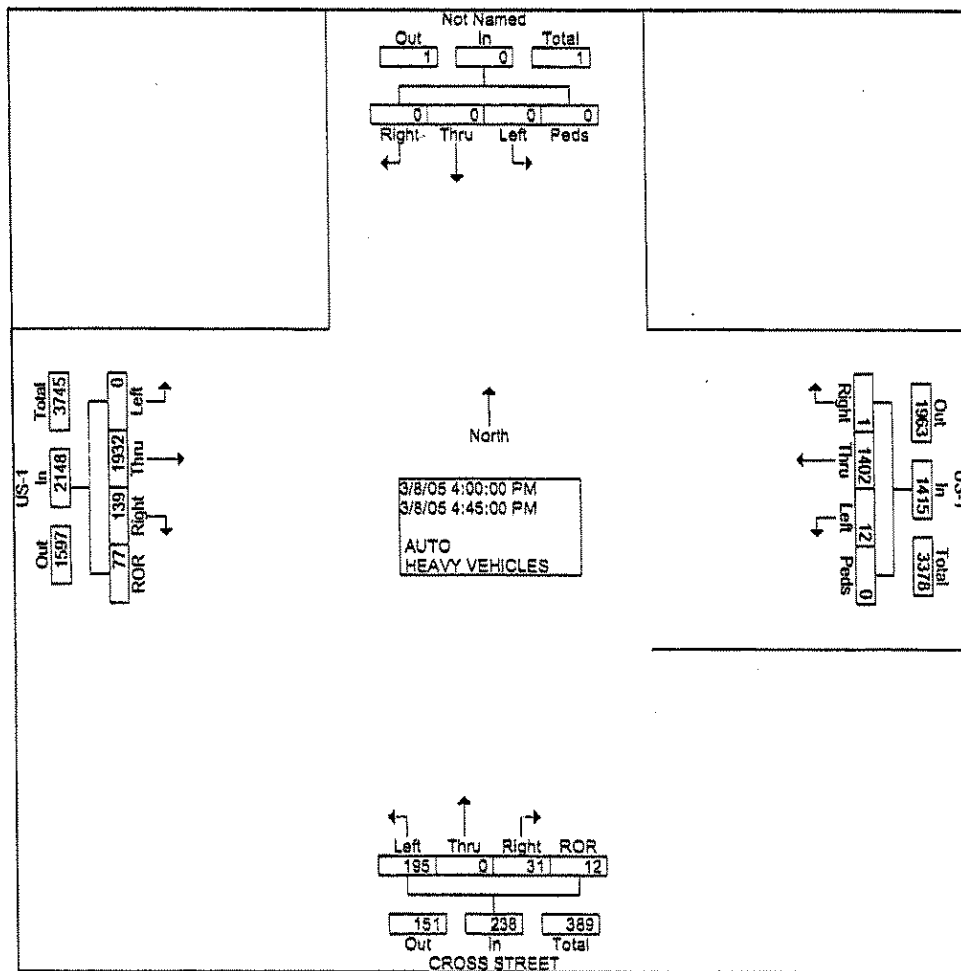
Groups Printed- AUTO - HEAVY VEHICLES

Start Time	From North				US-1 From East				CROSS STREET From South				US-1 From West				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	ROR	Right	Thru	Left	ROR	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
04:00 PM	0	0	0	0	0	378	4	0	9	0	35	4	41	512	0	19	1000
04:15 PM	0	0	0	0	0	350	6	0	9	0	25	2	37	499	0	10	938
04:30 PM	0	0	0	0	0	374	0	0	9	0	58	4	25	446	0	24	940
04:45 PM	0	0	0	0	1	302	2	0	4	0	77	2	36	475	0	24	923
Total	0	0	0	0	1	1402	12	0	31	0	195	12	139	1832	0	77	3801
05:00 PM	0	0	0	0	0	360	4	0	5	0	66	1	33	472	0	26	987
05:15 PM	0	0	0	0	0	288	9	0	6	0	59	6	50	483	0	20	924
05:30 PM	0	0	0	0	0	303	5	0	12	0	52	3	36	501	6	18	936
05:45 PM	0	0	0	0	0	325	7	0	7	0	52	2	26	408	0	20	847
Total	0	0	0	0	0	1276	25	0	33	0	229	12	145	1864	6	84	3674
Grand Total	0	0	0	0	1	2678	37	0	64	0	424	24	284	3796	6	161	7475
Apprch %	0.0	0.0	0.0	0.0	0.0	98.6	1.4	0.0	12.5	0.0	82.8	4.7	6.7	89.4	0.1	3.8	
Total %	0.0	0.0	0.0	0.0	0.0	35.8	0.5	0.0	0.9	0.0	5.7	0.3	3.8	50.8	0.1	2.2	

CROSSROADS ENGINEERING DATA, INC.
13284 SW 120TH ST,
MIAMI, FLORIDA 33186
305-233-3997

File Name : CROSS&US-1
Site Code : 03090519
Start Date : 03/08/2005
Page No : 2

	From North					US-1 From East					CROSS STREET From South					US-1 From West					
Start Time	Right t	Thru	Left	Ped s	App. Total	Right t	Thru	Left	Ped s	App. Total	Right t	Thru	Left	RO R	App. Total	Right t	Thru	Left	RO R	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Intersection 04:00 PM																					
Volume	0	0	0	0	0	1	140	12	0	1415	31	0	195	12	238	139	193	0	77	2148	3801
Percent	0.0	0.0	0.0	0.0		0.1	99.1	0.8	0.0		13.0	0.0	81.9	5.0		6.5	89.9	0.0	3.6		
04:00 Volume	0	0	0	0	0	0	376	4	0	380	9	0	35	4	48	41	512	0	19	572	1000
Peak Factor																					0.950
High Int.	3:45:00 PM					04:00 PM					04:45 PM					04:00 PM					
Volume	0	0	0	0	0	0	376	4	0	380	4	0	77	2	83	41	512	0	19	572	
Peak Factor						0.931					0.717					0.939					



Summary of Trip Generation Calculation
 For 108 Berths of Marina
 January 18, 2006 *DRY RACKS*

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	320
7-9 AM Peak Hour Enter	0.03	0.00	1.00	3
7-9 AM Peak Hour Exit	0.05	0.00	1.00	5
7-9 AM Peak Hour Total	0.08	0.00	1.00	9
4-6 PM Peak Hour Enter	0.11	0.00	1.00	12
4-6 PM Peak Hour Exit	0.08	0.00	1.00	9
4-6 PM Peak Hour Total	0.19	0.00	1.00	21
AM Pk Hr, Generator, Enter	0.11	0.00	1.00	12
AM Pk Hr, Generator, Exit	0.06	0.00	1.00	6
AM Pk Hr, Generator, Total	0.17	0.00	1.00	18
PM Pk Hr, Generator, Enter	0.11	0.00	1.00	12
PM Pk Hr, Generator, Exit	0.10	0.00	1.00	11
PM Pk Hr, Generator, Total	0.21	0.46	1.00	23
Saturday 2-Way Volume	3.22	2.64	1.00	348
Saturday Peak Hour Enter	0.12	0.00	1.00	13
Saturday Peak Hour Exit	0.15	0.00	1.00	16
Saturday Peak Hour Total	0.27	0.53	1.00	29
Sunday 2-Way Volume	6.40	5.75	1.00	691
Sunday Peak Hour Enter	0.21	0.00	1.00	23
Sunday Peak Hour Exit	0.10	0.00	1.00	11
Sunday Peak Hour Total	0.31	0.00	1.00	33

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

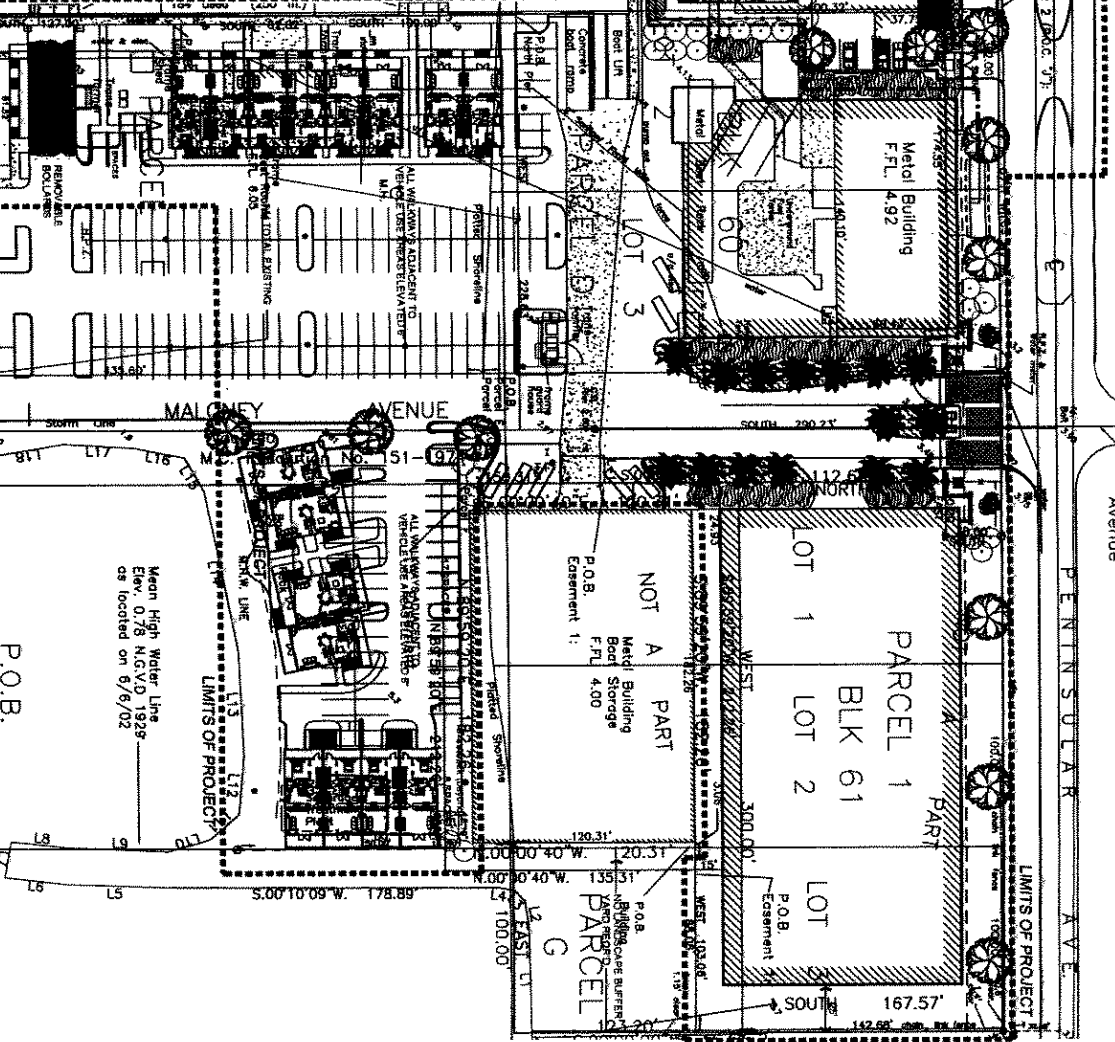
TRIP GENERATION BY MICROTRANS

weighted Daily Volume *DRY RACK RATE*

$$\frac{(320(5) + 348 + 691) * 0.25}{7} = 94.25$$

94

INTERSECTION ANALYSES



7. **NOTICES.** Notices in this Agreement, unless otherwise specified, must be sent by certified mail to the following:

COUNTY:
County Administrator
1100 Simonton Street
Key West, FL 33040

CITY
City Manager
525 Angela Street
Key West, FL 33040

8. **FULL UNDERSTANDING.** This Agreement is the parties' final mutual understanding. It replaces any earlier agreements or understandings, whether written or oral. This Agreement cannot be modified or replaced except by another written and signed agreement.

9. **EFFECTIVE DATE.** This Agreement will take effect on, 2006.

IN WITNESS WHEREOF, each party has caused this Agreement to be executed by its duly authorized representative.

(SEAL)
ATTEST: DANNY L. KOLHAGE, CLERK

BOARD OF COUNTY COMMISSIONERS
OF MONROE COUNTY, FLORIDA

By _____
Deputy Clerk

By _____
Mayor/Chairman

(SEAL)
ATTEST:

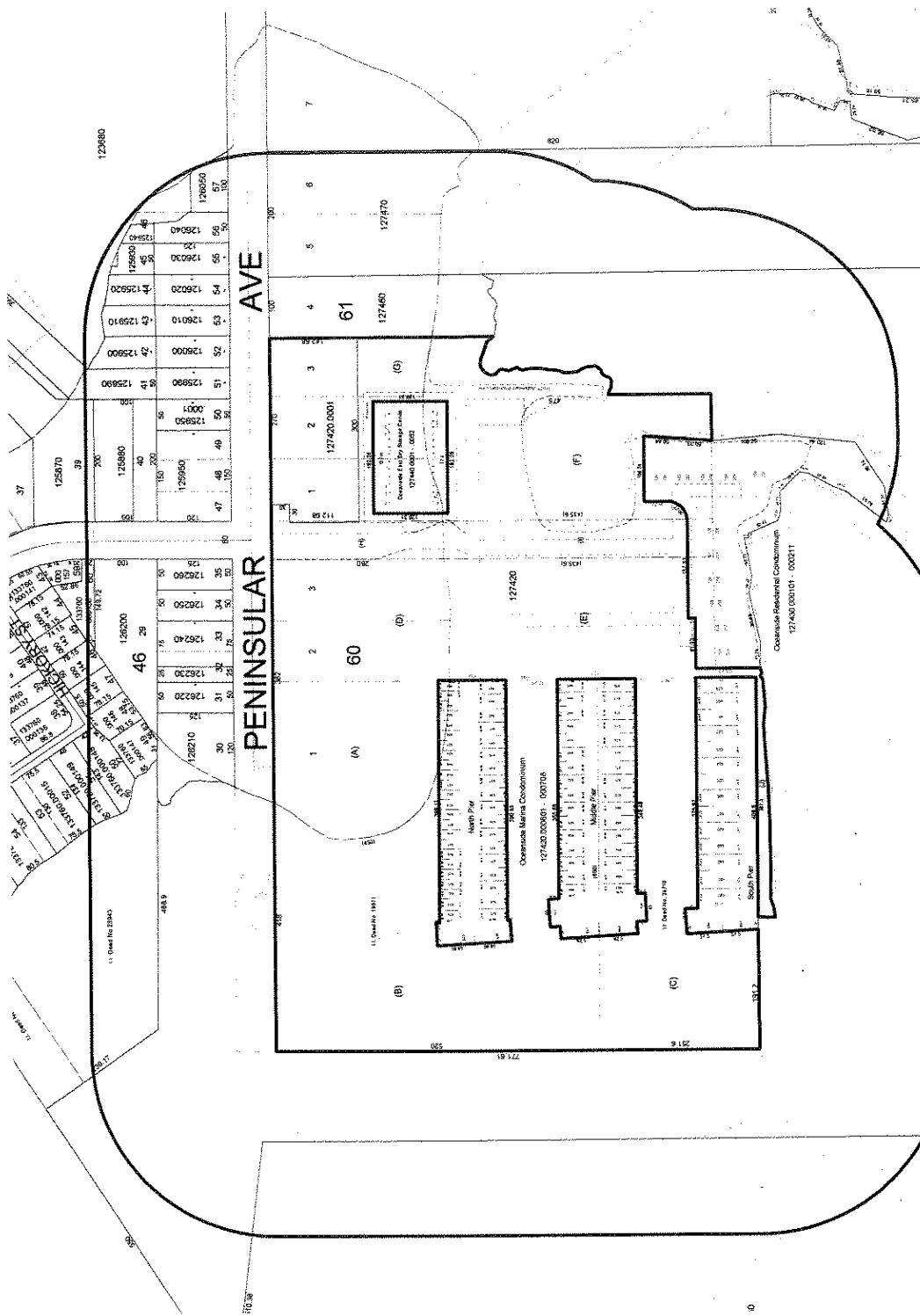
CITY OF KEY WEST

By: _____
Cheryl Smith, City Clerk

By _____
Morgan McPherson, Mayor

Appendix 9

Surrounding Property
Owners Map



Appendix 10

Proof of Ownership - Deeds

MONROE COUNTY
OFFICIAL RECORDSFILE # 1453431
BK# 2019 PG# 1476RCD Jun 25 2004 03:55PM
DANNY L KOLHAGE, CLERKDEED DOC STAMPS 50750.00
06/25/2004 *DW* DEP CLK

THIS INSTRUMENT PREPARED BY,
JOHN R. ALLISON, III, ESQ.
The Allison Firm, P.A.
6803 Overseas Highway
Marathon, FL 33050

Parcel No.

WARRANTY DEED

THIS WARRANTY DEED, made this 23rd day of June, 2004, between **KEY WEST OCEANSIDE MARINA, INC.**, a Florida corporation, (hereinafter called "Grantor"), and **KING'S POINTE MARINA LLC.**, a Florida limited liability company, having a mailing address of 210 S. Parsons Avenue, Brandon, Florida 33511 (hereinafter called "Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever, the following property lying in Monroe County, Florida, to wit:

UNIT NO. J-4, J-6, J-8, J-9, J-11, J-12, in OCEANSIDE EAST DRY STORAGE CONDOMINIUM, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1918 at Page 1967 of the Public Records of Monroe County, Florida, and any amendments thereto (the "Condominium Parcels")

TOGETHER WITH

That parcel of land (the "Non-Condominium Land") as more particularly described in Exhibit A attached hereto.

This conveyance is subject to the following:

1. Real estate taxes and assessments for 2004 and all subsequent years; and
2. Easements, conditions, and restrictions of record.

Grantor hereby fully warrants title to the afore described property and will defend same against all lawful claims whatsoever.

IN WITNESS WHEREOF, the undersigned have executed this Warranty Deed as of the date first above written.

Witness Name: *ROGER P. GREENE*Witness Name: *JOHN R. ALLISON, III*

KEY WEST OCEANSIDE MARINA, INC., a Florida corporation

By: *Douglas G. Walker*

Douglas G. Walker, as President

FILE #1453431
BK#2019 PG#1477

STATE OF FLORIDA)

)SS:

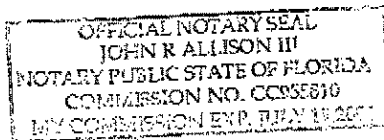
COUNTY OF MONROE)

The foregoing instrument was acknowledged before me this 23 day of June, 2004, by Douglas G. Walker, as President of KEY WEST OCEANSIDE MARINA, INC., a Florida corporation, on behalf of said corporation. He is personally known to me or produced as identification.

Notary Public, State of Florida

Print Name: _____

My Commission Expires: _____



FILE #1453431

BK#2019 PG#1478

EXHIBIT A
LEGAL DESCRIPTION OF NON-CONDOMINIUM LAND

Upland Terminus Boundary Line

A Line being the Waterward Boundary Line as of July 1, 1975, lying in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida and being more particularly described as follows: Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof, as recorded in Plat Book 1, at page 55, of the Public Records of Monroe County; thence; thence S.00°00'00"E., along the East Line of said Lot 3 a distance of 256.64 feet more or less to the Waterward Boundary Line as of July 1, 1975 and the Point of Beginning of the herein described line; thence S.88°44'58"W., a distance of 58.05 feet; thence S.81°26'20"W., a distance of 13.41 feet; thence S.48°22'45"W., a distance of 7.77 feet; thence S.09°55'20"W., a distance of 8.55 feet; thence S.00°10'09"W., a distance of 178.89 feet; thence S.01°46'07"W., a distance of 53.90 feet; thence S.06°39'38"W., a distance of 34.06 feet; thence N.80°11'10"W., a distance of 19.75 feet; thence N.06°04'32"E., a distance of 30.53 feet; thence N.02°25'50"E., a distance of 53.34 feet; thence N.16°29'47"W., a distance of 23.38 feet; thence N.40°25'19"W., a distance of 21.08 feet; thence N.63°50'22"W., a distance of 18.30 feet; thence S.88°24'25"W., a distance of 48.58 feet; thence S.80°34'05"W., a distance of 12.37 feet; thence S.81°01'04"W., a distance of 38.31 feet; thence S.77°16'42"W., a distance of 50.24 feet; thence S.68°46'49"W., a distance of 24.66 feet; thence S.41°39'38"W., a distance of 17.34 feet; thence S.05°19'44"W., a distance of 26.43 feet; thence S.00°57'38"W., a distance of 45.02 feet; thence S.10°31'54"E., a distance of 26.49 feet; thence S.14°28'10"E., a distance of 29.44 feet; thence S.34°09'00"E., a distance of 10.17 feet; thence S.65°59'42"E., a distance of 13.79 feet; thence S.86°21'21"E., a distance of 27.69 feet; thence N.87°00'36"E., a distance of 46.24 feet; thence N.81°58'32"E., a distance of 35.50 feet; thence S.87°38'26"E., a distance of 10.36 feet; thence S.00°00'45"W., a distance of 38.74 feet; thence S.07°17'00"W., a distance of 50.37 feet; thence S.01°31'11"W., a distance of 60.24 feet; thence S.03°09'56"E., a distance of 56.98 feet; thence S.01°17'35"W., a distance of 67.93 feet; thence S.24°27'36"W., a distance of 20.05 feet; thence N.70°07'27"W., a distance of 30.56 feet; thence N.39°29'04"W., a distance of 35.34 feet; thence N.20°28'48"W., a distance of 25.13 feet; thence N.75°38'40"W., a distance of 38.00 feet; thence N.45°33'20"W., a distance of 17.49 feet; thence N.23°30'00"W., a distance of 28.68 feet; thence N.43°31'59"W., a distance of 14.41 feet; thence S.88°32'44"W., a distance of 24.78 feet; thence S.71°33'38"W., a distance of 41.80 feet; thence S.89°52'50"W., a distance of 42.77 feet; thence S.82°14'18"W., a distance of 32.99 feet; thence S.73°17'44"W., a distance of 19.18 feet; thence S.79°38'41"W., a distance of 26.35 feet; thence S.82°50'54"W., a distance of 32.20 feet; thence S.88°27'31"W., a distance of 22.15 feet; thence N.63°04'54"W., a distance of 5.73 feet; thence S.56°22'23"W., a distance of 7.38 feet; thence S.85°25'56"W., a distance of 43.08 feet; thence N.83°45'01"W., a distance of 31.16 feet; thence S.87°16'53"W., a distance of 45.21 feet; thence S.86°20'31"W., a distance of 54.32 feet; thence S.88°07'13"W., a distance of 64.34 feet; thence N.89°56'25"W., a distance of 65.13 feet; thence N.88°59'04"W., a distance of 52.42 feet to the Point of Terminus and the end of the herein described line.

FILE #1453431
BK#2019 PG#1479

PARCEL A:

On the Island of Stock Island, and being Lot One (1), Block Sixty (60) according to George L. McDonald's map of Lots One (1), Two (2), Three (3), Five (5) and Six (6) of Section Thirty five (35), Lot Two (2) section Thirty six (36), Lot Three (3) Section Twenty six (26) and Lot Two (2) Section Thirty Four (34), township Sixty seven (67) South, Range Twenty Five (25) East, recorded in Plat Book One (1), Page 55, Monroe County, Florida Records.

AND ALSO:

PARCEL B:

Being at a point on the South boundary line of Peninsula Avenue, 382 feet distant and West of the intersection of the South boundary line of Peninsula Avenue with the West boundary line of Maloney Avenue, from said Point of Beginning continue in a West direction along the South boundary line of Peninsula Avenue extended a distance of 418 feet; thence at right angles and in a Southerly direction a distance of 520 feet; thence at right angles and in an Easterly direction a distance of 600 feet; thence at right angles and in a Northerly direction a distance of 184 feet; thence meandering the high water line in a Northwesterly and Northeasterly direction a distance of 450 feet, more or less, to the Point of Beginning and being in a subdivision of Lots 1, 2, 3, 5, and 6 of Section 35, Lot 2 of Section 36, Lot 3 of Section 26, Lot 2 of Section 34, Township 67 South, Range 25 East, Monroe County Florida.

ALSO

PARCEL C:

A parcel of submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commencing at the Northeast corner of Lot 1, Block 60 of the "Plat of Stock Island" as recorded in Plat Book 1, Page 55, Public Records of Monroe County, Florida; thence run West along the North line of said Lot 1 and Westerly extension thereof for a distance of 600 feet to the Northwest corner of a parcel of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19811 dated June 12, 1951; thence South along the Westerly line of said parcel of submerged land conveyed by the Trustees a distance of 520 feet to the Southwest corner of said parcel for the Point of Beginning of parcel of submerged land hereinafter described thence continue South a distance of 251.6 feet; thence East a distance of 600 feet; thence North a distance of 251.6 feet to the Southeast corner of said parcel of submerged land conveyed by the Trustee of the Internal Improvement Fund by Deed No. 19811; thence West along the South line of said parcel a distance of 600 feet, more or less, to the P.O.B.

ALSO

PARCEL D:

On the Island known as Stock Island and described according to George McDonald's plat of a part of Stock Island, recorded in Plat Book 1, Page 55, Monroe County, Florida Public Records as follows:

Lots Two (2) and Three (3) in Block Sixty (60).

ALSO

PARCEL E:

A parcel of formerly submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Monroe County, Florida, more particularly described as follows: Beginning at the Southeast corner of Lot 3, Square 60 of Plat titled "ALL Lots 1, 2, 3, 5, and 6, Section 36, Lot 3, Section 26, Lot 2, Section 34, Stock Island, Township 67 South, Range 25 East", recorded in Plat 1, Page 55, Public Records of Monroe County, Florida, run South 435.6 feet; thence at right angles run West 200 feet; thence at right angles run North 435.6 feet to the Southwest corner of Lot 2, Square 60 of the above mentioned plat; thence meander the shoreline to an Easterly direction back to the Point of Beginning.

FILE # 153431
BK# 2019 PG# 1480

ALSO:

PARCEL F:

On the island known as Stock Island and described according to George McDonald's plat of a part of said Stock Island, recorded in Plat Book One (1), page 55, Monroe county, Florida Public Records, as follows:

Lots One (1) and Two (2) in Block Sixty One (61), together with a parcel of submerged land in the Straits of Florida, Section 36, Township 67 South, Range 25 East located Southerly of and adjacent to Lots 1 and 2, Block 61, and described as follows:

Begin at the intersection of the shoreline of Stock Island and the West line of said Lot 1, Block 61 according to said Plat of Stock Island; thence South along the West line of said Lot 1, Block 61 (extended) a distance of 435 feet to a point; thence East a distance of 200 feet to a point in the East line of said Lot 2, Block 61 (extended); thence North along the East line of Lot 2, Block 61 (extended) a distance of 475 feet, more or less to a point in the Southerly shoreline of Stock Island; thence Westerly along the meanders of said Southerly shoreline a distance of 210 feet, more or less, back to the Point of Beginning.

PARCEL G:

Lot 3 in Block 61 of Stock Island as shown on Plat of said Stock Island made by George L. McDonald and recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida.

ALSO

PARCEL H:

The portion of Maloney Avenue lying between Blocks 60 and 61 of George L. McDonald's Plat of a part of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County.

PARCEL I:

A parcel of formerly submerged land in Hawk channel in Section 35, Township 67 South, Range 25 East, Monroe County, Florida and more particularly described as follows:

Commence at the Northeast corner of Block 60 of a 'PLAT OF STOCK ISLAND' as recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida; thence South 280 feet to the Southeast corner of the said Block 60 and the shoreline according to the said 'PLAT OF STOCK ISLAND' and the Point of Beginning of the parcel of land herein described; thence continue South 435.60 feet to a point; thence East 60 feet to a point; thence North 435.60 feet to a point; thence West 60 feet back to the Point of Beginning. Containing 36,136 square feet, more or less.

ALSO

PARCEL J:

A parcel of land on the Island known as Stock Island, Monroe County, Florida, more particularly described by the following metes and bounds description:

Commence at the Northwest corner of Lot 2, Block 60, according to George McDonald's Plat of said Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence run South along the West line of said Lot 2 and the extension of said West line, 715.60 feet to the Point of Beginning; thence continue South, 56.0 feet; thence West 381.3 feet, more or less, to the Westerly face of an existing concrete pier; thence Southerly along a line deflected 93°00 left, 30 feet, more or less; thence along the Mean high Water Line the following 15 courses: (note missing call of East 376.50')

thence 87°00 deflected left (DL), 200 feet more or less;
thence 27°00 deflected left, 30.00 feet, more or less;
thence 38°30 deflected right, 18.5 feet, more or less;
thence 40°00 deflected left 13.0 feet, more or less;
thence 46°50 deflected right 45.0 feet, more or less;
thence 72°00 deflected left 75.5 feet, more or less;
thence 27°00 deflected right 25.0 feet, more or less;
thence 64°00 deflected right 94.5 feet, more or less;
thence 47°20 deflected right 52.5 feet, more or less;
thence 37°40 deflected left 37.5 feet, more or less;
thence 54°15 deflected left 24.5 feet, more or less;
thence 72°00 deflected left 40.0 feet, more or less;
thence 28°20 deflected left 118.5 feet, more or less;
thence 56°10 deflected left 231.9 feet, more or less;
thence West, 378.80 feet back to the said Point of Beginning.

FILE #1453431
BK#2019 PG#1481

LESS:

Parcel 1

A portion of Lots 1, 2 and 3, Block 61, STOCK ISLAND as surveyed by George L. McDonald" according to the Plat thereof as recorded in Plat Book 1 at Page 61 of the Public Records of Monroe county, Florida, and being more particularly described as follows: Commence at the Northwest corner of said Lot 1; thence East along the South Right-of-Way line of Peninsular Avenue (North line of Lot 1) for 30.00 feet to the Point of Beginning; thence continue along the said South Right-of-Way line of Peninsular Avenue (North line of Lots 1, 2 and 3) for 270.00 feet; thence South along the East line of said Lot 3 for 142.68 feet; thence West for 300.00 feet; thence North along the West line of said Lot 1 for 112.68 feet; thence East for 30.00 feet; thence North for 30.00 feet to the South Right-of-Way line of Peninsular Avenue and the Point of Beginning. Containing 41,904.73 Square Feet, more or less.

AND LESS (Condominium):

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida and being more particularly described as follows: Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof, as recorded in Plat Book 1, at page 55, of the Public Records of Monroe County; thence South for a distance of 265.88 feet; thence West for a distance of 100.00 feet; thence South for a distance of 339.68 feet; thence West for a distance of 67.20 feet to the Point of Beginning; thence meander the approximate Mean High Water Line for the following twenty-two (22) metes and bounds; thence S.04°53'14"W., a distance of 50.44 feet; thence S.03°31'10"W., a distance of 60.33 feet; thence S.04°56'57"E., a distance of 108.26 feet; thence S.06°27'03"W., a distance of 123.44 feet; thence S.57°33'15"W., a distance of 86.74 feet; thence S.81°19'27"W., a distance of 44.77 feet; thence N.74°55'09"W., a distance of 14.27 feet; thence N.38°14'22"E., a distance of 83.55 feet; thence N.21°12'00"E., a distance of 20.97 feet; thence N.28°26'29"E., a distance of 45.45 feet; thence N.08°28'07"E., a distance of 14.52 feet; thence N.44°57'55"W., a distance of 32.90 feet; thence N.45°09'29"W., a distance of 12.09 feet; thence S.87°09'32"W., a distance of 29.15 feet; thence N.75°12'35"W., a distance of 17.77 feet; thence N.23°09'22"W., a distance of 52.43 feet; thence S.89°35'35"W., a distance of 7.15 feet; thence N.00°10'56"E., a distance of 7.23 feet; thence S.79°00'39"W., a distance of 63.72 feet; thence N.79°00'34"W., a distance of 28.33 feet; thence S.77°29'51"W., a distance of 80.86 feet; thence N.88°49'09"W., a distance of 41.75 feet; thence leaving the said Mean High Water Line for a distance of 103.41 feet; thence East for a distance of 81.33 feet; thence North for a distance of 12.00 feet; thence East for a distance of 157.53 feet to a point of curvature of a curve concave to the Northwest; thence left along the said curve, having for its elements a radius of 32.00 feet and a central angle of 90°00'00" for a distance of 50.27 feet to a point of tangency; thence North for a distance of 36.77 feet; thence East for a distance of 106.74 feet to the Point of Beginning. Containing 64,712.34 Square Feet or 1.4856 Acres, more or less.

FILE # 1453431
BK# 2019 PG# 1482

LESS THE FOLLOWING PIERS:

NORTH PIER:

On Stock Island, Monroe County, Florida and is a parcel of submerged land lying south of Block 60 according to Geo. McDonald's Plat of Stock Island as recorded in Plat Book 1 at Page 55 of the Public Records of the said Monroe County; and the said parcel being described my metes and bounds as follows: COMMENCE AT THE Point Of Intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue thence South along the centerline of Maloney Avenue and the southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence South for a distance of 109 feet to a point; thence West for a distance of 390.55 feet to a point; thence S 03°11'40" E for a distance of 5.17 feet to a point; thence S 86°48'20" W for a distance of 33.50 feet to a point; thence N 03°11'40" W for a distance of 119.9 feet to a point; thence N 86°48'20" E for a distance of 33.50 feet to a point; thence S 03°11'40" E for a distance of 5.49 feet to a point; thence East for a distance of 398.11 feet back to the Point of Beginning.

MIDDLE PIER:

On Stock Island, Monroe county, Florida and is a parcel of submerged land lying south of Block 60 according to Geo McDonald's Plat of Stock Island as recorded in Plat book 1 at Page 55 of the Public Records of the said Monroe County; and the said parcel being described by metes and bounds as follows: COMMENCE at the Point of Intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue thence South along the centerline of Maloney Avenue and the southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point, thence South for distance of 191.89 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue South for a distance of 127 feet to a point; thence West for a distance of 348.48 feet to a point; thence S 03°11'40" E for a distance of 13.19 feet to a point; thence S 86°49'20" W for a distance of 45 feet to a point; thence N 03°11'40" W for a distance of 16 feet to a point; thence S 86°48'20" W for a distance of 20 feet to a point; thence N 03°11'40" W for a distance of 125 feet to a point; thence N 86°48'20" E a distance of 20 feet to a point; thence N 03°11'40" W a distance of 16 feet to a point; thence N 86°48'20" E a distance of 45 feet to a point; thence S 03°11'40" E for a distance of 16.61 feet to a point; thence East for a distance of 355.66 feet back to the POINT OF BEGINNING.

FILE #1453431
BK#2019 PG#1483

LESS THE FOLLOWING PIER:

SOUTH PIER:

On Stock Island, Monroe County, Florida and is a parcel of submerged land lying south of Block 60 according to Geo. McDonald's Plat of Stock Island as recorded in Plat Book 1 at Page 55 of the Public Records of the said Monroe County and the said parcel being described by metes and bounds as follows: COMMENCE at the Point of Intersection of the centerline of Maloney Avenue with the centerline of Peninsular Avenue thence South along the centerline of Maloney Avenue and the Southerly extension thereof for a distance of 290.23 feet to a point; thence West 228.63 feet to a point; thence South for a distance of 416.99 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue South for a distance of 97 feet to a point; thence West for a distance of 408.80 feet to a point; thence N 03°11'40" W for a distance of 115 feet to a point; thence N 86°48'20" E for a distance of 38.34 feet to a point; thence S 03°11'40" E for a distance of 20 feet to a point; thence East for a distance of 375.82 feet back to the Point of Beginning.

LESS THE FOLLOWING PARCEL:

DRY STORAGE:

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida and being more particularly described as follows: Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof, as recorded in Plat Book 1, at page 55, of the Public Records of Monroe County; thence South for a distance of 167.57 feet; thence West for a distance of 103.06 feet to the Point of Beginning; thence S 89°59'20" W for a distance of 182.26; thence S 00°00'40" E for a distance of 120.31 feet; thence N 89°59'20" E for a distance of 182.26 feet; thence N 00°00'40" W for a distance of 120.31 feet to the Point of Beginning. Containing 21,929 Square Feet, more or less.

MONROE COUNTY
OFFICIAL RECORDS

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
FELDMAN, KOENIG & HIGHSMITH, P.A.
Melissa M. Malgrat
3158 Northside Drive
Key West, Florida 33040
(305) 296-8851

Folio Number:

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made this 23rd day of August, 2005, between, SCOTT G. and ELIZABETH A. OROPEZA, husband and wife, TODD M. and ALICIA T. OROPEZA, husband and wife and KIMBERLY A. OROPEZA, a Single woman, Grantor, and KINGS POINTE MARINA LLC, a Florida limited liability company, whose address is: 1115 Marbella Plaza Drive, Tampa, FL 33619: Grantee.

("Grantor" and "Grantee" are used for singular or plural, as context requires)

WITNESSETH, that said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described lot, piece or parcel of land, situate, lying and being in the County of Monroe, State of Florida, to wit:

Legal description made a part hereto and attached hereto as Schedule "A"

SUBJECT TO: Property taxes for the year 2005 and subsequent years.

AND GRANTOR does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year first written above.

Witness Printed Name Dee-Ann Parker

Witness Printed Name Ralph Danette 2

Witness Printed Name JOHN MARLON

Witness Printed Name JOAN MARLON

Witness Printed Name JOAN MARLON

SCOTT G. OROPEZA

ELIZABETH A. OROPEZA

TODD M. OROPEZA

ALICIA T. OROPEZA

KIMBERLY A. OROPEZA

STATE OF FLORIDA)
COUNTY OF MONROE)

On this 23RD day of August, 2005, before me personally came SCOTT G. & ELIZABETH A. OROPEZA, husband and wife, TODD M. & ALICIA T. OROPEZA, husband and wife and KIMBERLY A. OROPEZA, a Single woman, who are all personally known to me, and who acknowledged execution of the foregoing instrument.

Notary Public, State of Florida

Name:

My Commission Expires:



John Marston
MY COMMISSION # DD244567 EXPIRES
August 25, 2007
ACQUED THRU TROY FAIR INSURANCE, INC.

A portion of Lots 1, 2 and 3, Block 61, STOCK ISLAND as surveyed by George L. McDonald" according tot he Plat thereof as recorded in Plat Book 1 at Page 61 of the Public Records of Monroe County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Lot 1; thence East along the South Right-of-way line of Peninsular Avenue (North line of Lot 1) for 30.00 feet tot he point of Beginning; thence continue along the said South Right-of-way line of Peninsular Avenue (North line of Lots 1, 2 and 3) for 270.00 feet; thence South along the West line of said Lot 1 for 112.68 feet; thence East for 30.00 feet; thence North for 3-.00 feet to the South Right-of-way line of Peninsular Avenue and the Point of Beginning. Containing 41,904.73 Square Feet, more or less.

Appendix 11

Occupational Licenses

2005-2006

MONROE

OCCUPATIONAL TAX
STATE OF FLORIDA

ACCOUNT

47142-0060694

EXPIRES

SEPT. 30, 2006

FACILITIES
OR
MACHINES

ROOMS

SEATS

MUST BE DISPLAYED IN CONSPICUOUS PLACE

EMPLOYEES

11-15

TYPE OF
BUSINESS

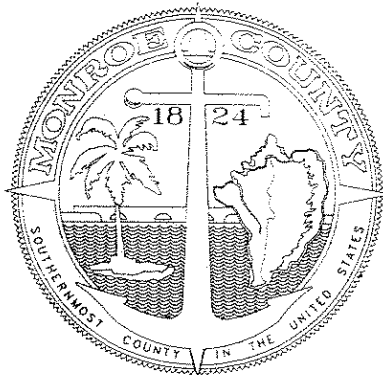
47142 MARINAS & STORAGE

BUSINESS
ADDRESS

5950 PENINSULA AVE
00 - COUNTY OF MONROE

NAME
MAILING
ADDRESS

OCEANSIDE MARINA
KINGS POINTE MARINA LLC
5950 PENINSULA AVE
KEY WEST FL 33040



PP 8527744

SUPPLEMENTAL
RENEWAL
NEW TAX
TRANSFER
ORIGINAL TAX

AMOUNT
PENALTY
COLLECTION COST
TOTAL

DANISE D. HENRIQUEZ
TAX COLLECTOR
914955.0001 of 0001
DATE 9/30/05
Paid 80.00
80.00

THIS BECOMES A TAX
RECEIPT WHEN VALIDATED

DANISE D. HENRIQUEZ TAX COLLECTOR
PO BOX 1129, KEY WEST FL 33041-1129

THIS IS ONLY A TAX. YOU MUST
MEET ALL COUNTY AND/OR
MUNICIPALITY PLANNING AND
ZONING REQUIREMENTS.

0000000000 0000008000 0000471420060694 1001 1

2005-2006

MONROE

OCCUPATIONAL TAX
STATE OF FLORIDA

ACCOUNT

48210-0060695

EXPIRES

SEPT. 30, 2006

FACILITIES
OR
MACHINES

ROOMS

SEATS

EMPLOYEES

MUST BE DISPLAYED IN CONSPICUOUS PLACE

TYPE OF
BUSINESS

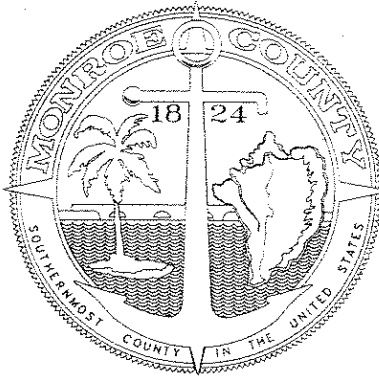
48210 RETAIL SALES

BUSINESS
ADDRESS

5950 PENINSULA AVE
00 - COUNTY OF MONROE

NAME
MAILING
ADDRESS

OCEANSIDE MARINA
KINGS POINTE MARINA LLC
5950 PENINSULA AVE
KEY WEST FL 33040



SUPPLEMENTAL
RENEWAL
NEW TAX
TRANSFER
ORIGINAL TAX

AMOUNT
PENALTY
COLLECTION COST
TOTAL

DANISE D. HENRIQUEZ
TAX COLLECTOR
91954.0891 of 0001
DATE 8/30/05
Paid
1181
30.00

30.00

30.00

PP 8528744

THIS BECOMES A TAX
RECEIPT WHEN VALIDATED

DANISE D. HENRIQUEZ TAX COLLECTOR
PO BOX 1129, KEY WEST FL 33041-1129

0000000000 0000003000 0000482100060695 1001 7

THIS IS ONLY A TAX. YOU MUST
MEET ALL COUNTY AND/OR
MUNICIPALITY PLANNING AND
ZONING REQUIREMENTS.



Appendix 12

Letters of Coordination

S163

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

March 29, 2006

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Mr. Wally Romero
Monroe County Fire Marshal
390 63rd Street
Marathon, FL 33050

Subject: Mr. Stevenson's New Commercial Property

Dear Mr. Romero:

The enclosed site plan illustrates the proposed construction of a 2,500 square foot commercial use building. The site is located at MM 10.75 and the RE number is 00154480.000100. I have enclosed a copy of the zoning map and aerial photograph that highlights the subject property.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,

Donald L. Craig, AICP

cc: file

Enclosures

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

March 29, 2006

Mr. Ronald Peekstok
South Florida Water Management District
3011 Gun Club Road
P.O. Box 24680
West Palm Beach, FL 33406

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Subject: New commercial building at MM 10.75, Big
Coppitt Key

Dear Mr. Peekstok:

The enclosed site plan illustrates the proposed construction of a 2,500 s.f. commercial building. The site is located at MM 10.75 and the RE number is 00154480.000100. I have enclosed a copy of the zoning map and aerial photograph that highlights the subject property along with the Vegetation Survey.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Very truly yours,

Donald L. Craig, AICP

cc: file

Enclosures

The Craig Company

Comprehensive Planning
Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

March 29, 2006

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Ali Al-Said, P.E.
District Permits Engineer
FDOT
District 6 Permits Office
1000 NW 111 Avenue, Room 6207
Miami, FL 33172-5800

Subject: King's Point Marina
Major Conditional Use/Development Agreement/Inter-Local Agreement

Dear Mr. Al-Said:

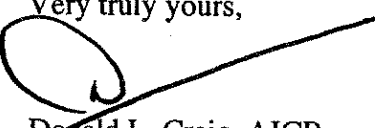
The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,


Donald L. Craig, AICP
President

cc: file
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March 29, 2006

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Ms. Carol Cobb
Senior Administrator
Solid Waste Management
1100 Simonton Street
Room 2-284
Key West, FL 33040

Subject: King's Point Marina
Major Conditional Use/Development Agreement/Inter-Local Agreement

Dear Ms. Cobb:

The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Commission Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

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Donald L. Craig, AICP

cc: file

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Resort/Tourism Planning
Land Use Regulation
Development Feasibility
Site Design
Expert Witness

March 29, 2006

Mr. Ed Nicolle
Senior Engineering Technician
Florida Keys Aqueduct Authority
1100 Kennedy Drive
Key West, FL 33040

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

Subject: King's Point Marina
Major Conditional Use/Development
Agreement/Inter-Local Agreement

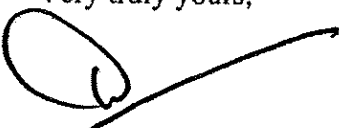
Dear Mr. Nicolle:

The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan. Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Coordinator
Monroe County Planning Department
2798 Overseas Hwy - Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,



Donald L. Craig, AICP

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Enclosures

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Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515

Fax: 305/292-1525

E-mail: don@craigcompany.com

March 29, 2006

Mr. Alex Tejeda
Keys Energy Services
1009 James Street
Key West, FL 33040

Subject: King's Point Marina
Major Conditional Use/Development Agreement/Inter-Local Agreement

Dear Mr. Tejeda:

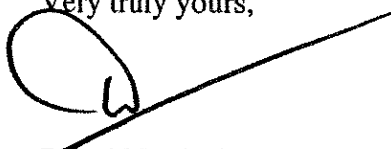
The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan.

Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Coordinator
Monroe County Planning Department
2798 Overseas Highway, Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,



Donald L. Craig, AICP
President

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Enclosures

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Comprehensive Planning
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Site Design
Expert Witness

Mailing address: P. O. Box 970
Key West, FL 33041-0970

Office location: 600 White St.
Key West, FL 33040

Phone: 305/294-1515
Fax: 305/292-1525
E-mail: don@craigcompany.com

March 29, 2006

Mr. George Kenny
Environmental Manager
2796 Overseas Hwy
Marathon FL 33050

Subject: King's Point Marina
Major Conditional Use/Development Agreement/Inter-Local Agreement

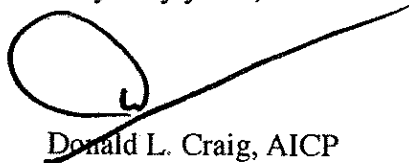
Dear Mr. Kenny:

The enclosed site plan illustrates the proposed construction of a marina complex on Stock Island. The site is located at 5950/5970 Peninsular Avenue, Stock Island and the RE numbers are 00127420-000000, 00127420-000100. I have enclosed a copy of the site plan. Please review the site plan with reference to your area of expertise and send your approval/comments to:

Ms. Nicole Petrick
Planning Coordinator
Monroe County Planning Department
2798 Overseas Hwy - Suite 410
Marathon, FL 33050

Please send me a copy of the letter in the attached self-addressed envelope. Thank you.

Very truly yours,



Donald L. Craig, AICP

cc: file

Enclosures



Appendix 13

Property Record Cards

Monroe County Property Record Card (023)

Alternate Key: 8884257 Roll Year 2006
Effective Date: 3/30/2006 9:11:34 AM Run: 03/30/2006 09:11 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127420-000100-35-67-25 Nbhd 137
Alt Key 8884257 Mill Group 110A
Affordable Housing No PC 48
Inspect Date Next Review
Business Name
Physical Addr 5970 PENINSULAR AVE, SOUTH STOCK ISLAND

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,		Owner

Legal Description

STOCK ISLAND MALONEY SUB PB1-55 PT LOTS 1-2 & 3 SQR 61 OR1380-841/842 OR1402-1644/45 OR2146-1633/34

Land Data 1.5

Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Classified Value	Just Value
103449	100D	0	0	Yes	41,904.00	SF		1.00	1.00	1.00	1.00		N		

Total Just Value

Monroe County Property Record Card (023)

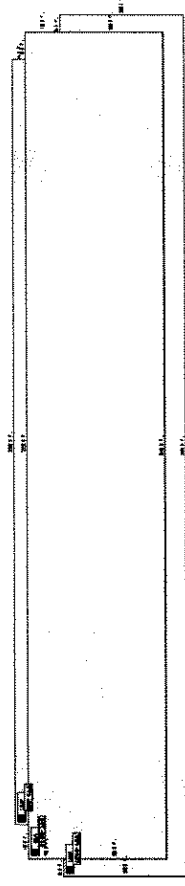
Alternate Key: 8884257

Roll Year 2006

Effective Date: 3/30/2006 9:11:34 AM

Run: 03/30/2006 09:11 AM

Building Sketch 44340



Building Characteristics

Building Nbr 1 Building Type 0 Perimeter 560 Grnd Floor Area 9600
 Effective Age 4 Condition E Depreciation % 0.06 Functional Obs 0.00
 Appraiser ID 049 Quality Grade 450 Year Built 1999 Economic Obs 0.00

Fireplaces 0 3 Fix Bath 0 5 Fix Bath 0 7 Fix Bath 0
 2 Fix Bath 0 4 Fix Bath 0 6 Fix Bath 0 Extra Fix 12

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1	16	1	1999		9,600	000
ULP	2	0	1	1999		1,800	001
ULP	3	0	1	1999		888	002

Interior Finish

Exterior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
201638	16603	WAREHOUSE/MARINA A	100.00	N	N		5721	INSULATED METAL	100.00		

Monroe County Property Record Card (023)

Alternate Key: 8884257

Roll Year 2006

Effective Date: 3/30/2006 9:11:34 AM

Run: 03/30/2006 09:11 AM

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	CL2:CH LINK FENCE	3,300	SF	6	550	1993	1994	1	30		
2	PT3:PATIO	700	SF	14	50	1984	1985	4	50		
3	ET5:ELEV TR COLUMN	48	UT	0	0	1998	1999	1	60		
4	AP2:ASPHALT PAVING	13,400	SF	40	335	1998	1999	2	25		
5	CL2:CH LINK FENCE	1,380	SF	230	6	1998	1999	2	30		
Total Depreciated Value											

Appraiser Notes

THE BUILDING SETS ON ALL THREE LOTS. THE HIGH QUALITY GRADE IS FOR THE EXCEPTIONAL CONSTRUCTION. THE ET5-01 HAS BEEN DOUBLED TO GET HE CORRECT VALUE!!-O5 "SKT BUILDING" BAY 1 & 2 ANDREW ALUMINUM 294-8848 BAY 3 TPE STRUCTURES INC. 305-293-4111 BAY 4 WILLET MARINE 293-0110 BAY 5 KEY FABRICATION 294-7509 BAY 6 MONTAGE BAY 7 & 8,9 & 10 CHEMICAL 296-4028 BAY 11 & 12 FLA KEYS ELECTRIC 296-4028 TPP 8928330 - INTERIOR TRIM BY KEVIN CHANEY (#5)

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
	97-1325	Jul 1 1998 12:00AM	Aug 25 1999 12:00AM	55,000	Commercial	STORAGE BLDG.
	992153	Sep 3 1999 12:00AM	Jan 21 2000 12:00AM	3,800		FENCE & PRIVACY WALLS
	97/1325	Jul 1 1998 12:00AM	Aug 25 1999 12:00AM	55,000		COMM. STORAGE-C/O.

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	502,848	0	382,465	42,122	927,435	927,435	0	927,435
2004F	C	377,136		390,426	43,941	811,503	811,503	0	811,503
2003F	C	377,136		390,426	45,653	813,215	813,215	0	813,215
2002F	C	419,040		390,426	47,421	856,887	856,887	0	856,887
2001F	C	171,597		390,426	49,241	611,264	611,264	0	611,264
2000F	C	171,597		354,120	30,126	555,843	555,843	0	555,843
1999F	C	144,359		0	7,642	152,001	152,001	0	152,001
1998F	C	144,359		0	7,907	152,266	152,266	0	152,266
1997F	C	144,359		0	8,142	152,501	152,501	0	152,501
1996F	C	144,359		0	0	144,359	144,359	0	144,359

Monroe County Property Record Card (023)

Alternate Key: 8884257

Roll Year 2006

Effective Date: 3/30/2006 9:11:34 AM

Run: 03/30/2006 09:11 AM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
1380	0841	12/1/1995	Warranty Deed	0	Q	V	175,000
1402	1644	1/1/1996	Warranty Deed	0	P	V	58,400
2146	1633	8/23/2005	Warranty Deed	0	Q	I	2,800,000

Monroe County Property Record Card (023)

Alternate Key: 1161624 Roll Year 2006
Effective Date: 3/30/2006 9:10:23 AM Run: 03/30/2006 09:10 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127420-0000000-35-67-25 Nbhd 137
Alt Key 1161624 Mill Group 110A
Affordable Housing No PC 27
Inspect Date Next Review
Business Name
Physical Addr 5950 PENINSULAR AVE, STOCK ISLAND KEY

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,		Owner

Legal Description

STOCK ISLAND MALONEY SUB PB1-55 LOTS 1-2-3 & ADJ BAY BTM SQR 60 & PT LTS 1-2-3 & ADJ BAY BTM SQR 61 & PT MALONEY AVE VACATED BCC #151-1974 & FILLED BAY BTM ADJ TO MALONEY AVE (11AC) & PT ADJ PARCEL MISC REC BK D-58/59 OR333-58/59 OR509-440 OR514-92OR534-196/198 OR550-695 II 24710 OR690-313E OR739-246 OR930-119/137C/T OR930-148/151 OR959-2354/2355 II #26658 (3608-44) RE: 12361 & 12745 COMBINED FOR ASSESSING PURPOSES 5-8-87JMH OR1278-2366/69(JMH) OR1619-384/386CERT/IIF(JMH)

Land Data 1.5

Line ID	Use	Front	Depth	Notes	# Units	Type	Rate	Depth	Loc	Shp	Phys	Class	ROGO	Classified Value	Just Value
18344	100W	0	0	No	7.58	AC		1.00	1.00	1.00	1.00		N		
18345	9500	0	0	No	6.73	AC		1.00	1.00	1.00	1.00		N		
Total Just Value															

Monroe County Property Record Card (023)

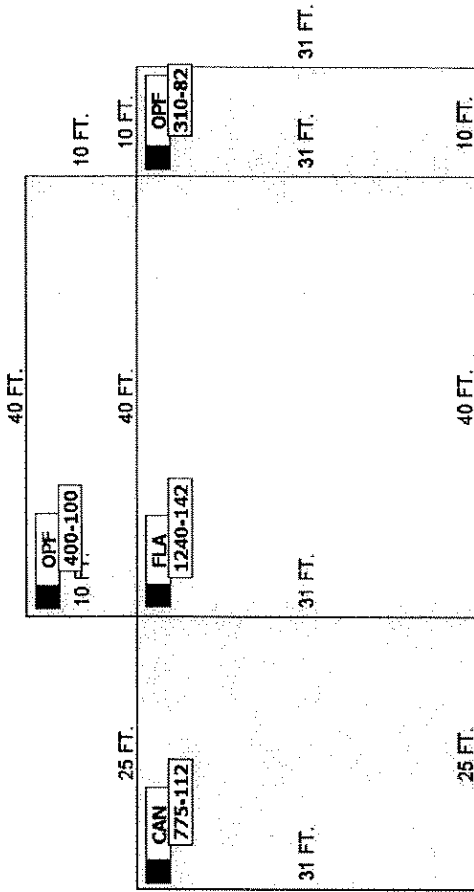
Building Sketch 41993

Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM



Building Characteristics

Building Nbr 1 Building Type 0 Perimeter 142 Grnd Floor Area 1240
 Effective Age 14 Condition A Depreciation % 0.18 Functional Obs 0.00
 Appraiser ID 040 Quality Grade 250 Year Built 1969 Economic Obs 0.00

Fireplaces 0 3 Fix Bath 0 5 Fix Bath 0 7 Fix Bath 0
 2 Fix Bath 0 4 Fix Bath 0 6 Fix Bath 0 Extra Fix 8

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1	8	1	1982		1,240	000
OPF	2	0	1	1982		310	001
OPF	3	0	1	1982		400	002
CAN	4	0	1	1982		775	003

Interior Finish

Exterior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
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Monroe County Property Record Card (023)

Alternate Key: 1161624

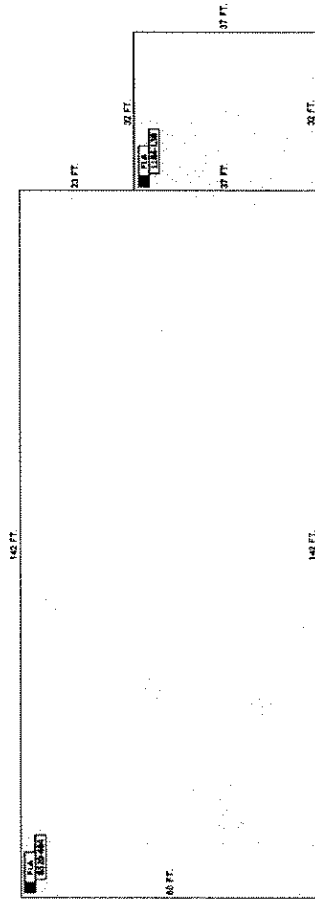
Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

192702	10037	VACANT COMM	100.00	N	Y	3284	AVE WOOD SIDING	100.00
192703	10038		100.00	N	N			
192704	10039		100.00	N	N			
192705	10040		100.00	N	N			

Building Sketch 41994



Building Characteristics

Building Nbr	2	Building Type	0	Perimeter	542	Grnd Floor Area	9704
Effective Age	14	Condition	A	Depreciation %	0.18	Functional Obs	0.00
Appraiser ID	040	Quality Grade	250	Year Built	1970	Economic Obs	0.00

Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	8

Sections

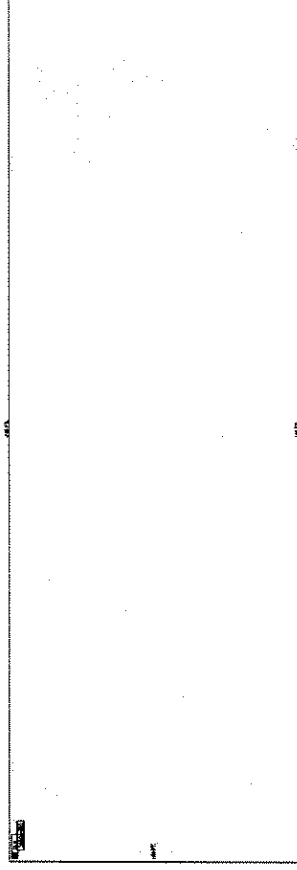
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1	12	1	1982		8,520	004
FLA	2	12	1	1982		1,184	005

Monroe County Property Record Card (023)

Alternate Key: 1161624 Roll Year 2006
Effective Date: 3/30/2006 9:10:23 AM Run: 03/30/2006 09:10 AM

Interior Finish						Exterior Finish					
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
192706	10041	MARINA/AUTO/BUS TERM	100.00	N	N		3285	METAL SIDING	100.00		
192707	10042	SERV SHOPS ETC	100.00	N	N						

Building Sketch 41995



Building Characteristics									
Building Nbr	3	Building Type	0	Perimeter	800	Grnd Floor Area	30000	Functional Obs	0.00
Effective Age	6	Condition	A	Depreciation %	0.08	Economic Obs	0.00		
Appraiser ID	040	Quality Grade	250	Year Built	1969				
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	0		

Sections					Exterior Finish		
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
FLA	1	30	1	1982		30,000	006

Interior Finish

Monroe County Property Record Card (023)

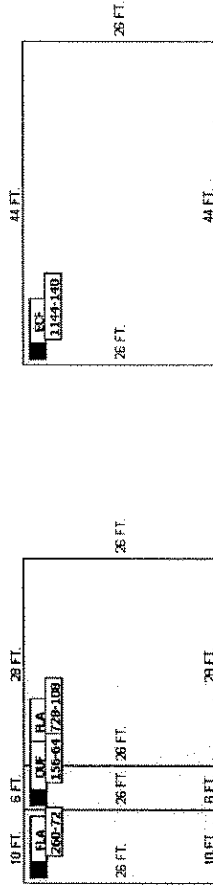
Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM **Run:** 03/30/2006 09:10 AM

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	Ext Nbr	Wall Type	Area %	Wall Rate	RCN
192708	10043	WAREHOUSE/MARINA C	100.00	N	N		3286	METAL SIDING	100.00		

Building Sketch 41996



Building Characteristics				Perimeter	180	Grnd Floor Area	988
Building Nbr	4	Building Type	0	Depreciation %	0.08	Functional Obs	0.00
Effective Age	6	Condition	A	Year Built	1983	Economic Obs	0.00
Appraiser ID	040	Quality Grade	250				

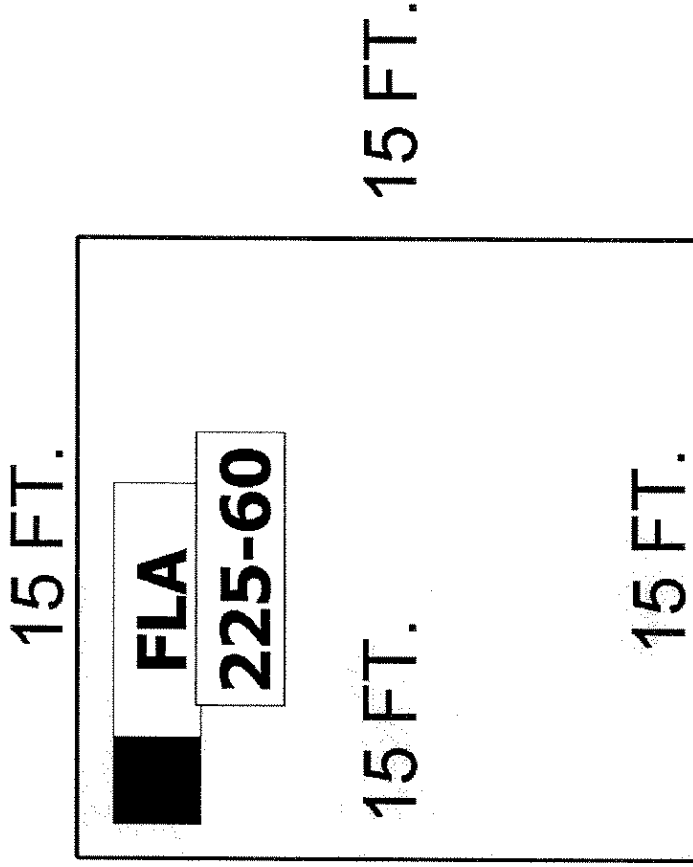
Sections						
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area
FLA	1	10	1	1983		728
OUF	2	0	1	1983		156
FLA	3	8	1	1983		260
ECF	4	0	1	1996		1,144

Monroe County Property Record Card (023)

Alternate Key: 1161624
Effective Date: 3/30/2006 9:10:23 AM
Roll Year 2006
Run: 03/30/2006 09:10 AM

Interior Finish				Exterior Finish			
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN	RCN
192709	10044	CAMP BLDG	100.00	N	N		
192710	10045		100.00	N	N		
192711	10046	CAMP BLDG-A-	100.00	N	N		
192712	10047		100.00	N	N		

Building Sketch 41997



Building Characteristics									
Building Nbr	5	Building Type	0	Perimeter	60	Grnd Floor Area	225	Functional Obs	0.00
Effective Age	14	Condition	A	Depreciation %	0.18	Economic Obs	0.00		
Appraiser ID	040	Quality Grade	250	Year Built	1975				
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0		
2 Fix Bath	0	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	3		
Sections									
Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID		
FLA	1	10	1	1993		225	011		

Monroe County Property Record Card (023)

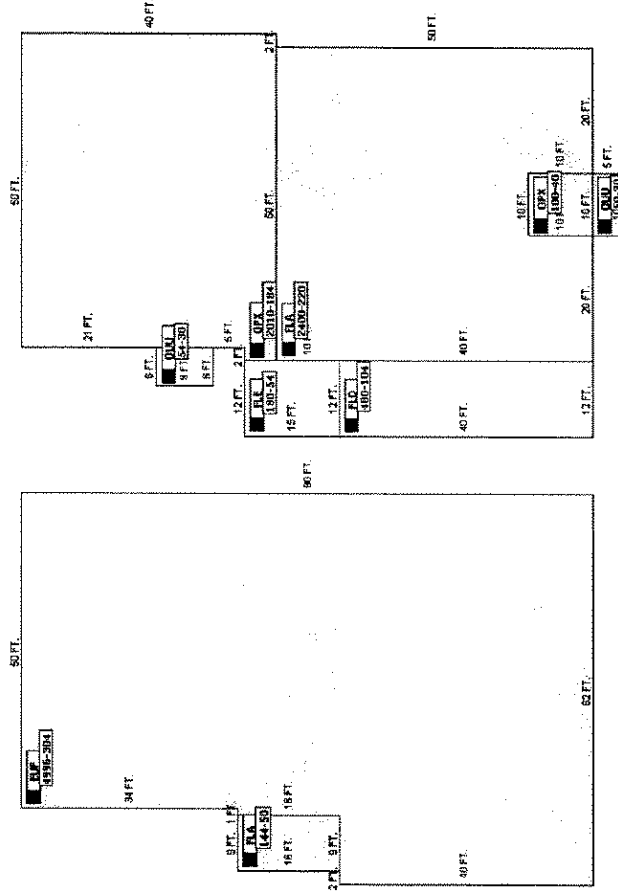
Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

Interior Finish			Exterior Finish		
Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C
192713	10048	SERV SHOPS ETC	100.00	N	N
Building Sketch 41998			3288	AVE WOOD SIDING	100.00



Building Characteristics

Building Nbr	6	Building Type	0	Perimeter	416	Grnd Floor Area	3204
Effective Age	4	Condition	E	Depreciation %	0.05	Functional Obs	0.00
Appraiser ID	040	Quality Grade	400	Year Built	1995	Economic Obs	0.00
Fireplaces	0	3 Fix Bath	0	5 Fix Bath	0	7 Fix Bath	0
2 Fix Bath	2	4 Fix Bath	0	6 Fix Bath	0	Extra Fix	12

Sections

Type	Number	Wall Height	# Stories	Year Built	% Finished	Area	Sketch ID
EUF	1	0	1	2003		4,996	012
FLA	2	10	1	2003		144	013
FLD	3	15	1	2003		480	014

Monroe County Property Record Card (023)

Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

FLA	4	8	1	1995	2,400	015
FLE	5	15	1	2003	180	016
OPX	6	0	1	2003	2,010	017
OUU	7	0	1	2003	54	018
OPX	8	0	1	1995	100	019
OUU	9	0	1	2003	50	020

Interior Finish

Sec Nbr	Int Nbr	Description	Area %	Sprinkler	A/C	Total RCN
192714	10049		100.00	N	N	
192715	10050	RESTRNT/CAFETR-B-	100.00	Y	Y	
192716	10051	RESTRNT/CAFETR-B-	100.00	Y	Y	
192717	10052	REST/CAFET-A-	100.00	Y	Y	
192718	10053	RESTRNT/CAFETR-B-	100.00	Y	Y	
192719	10054		100.00	N	N	

Exterior Finish

Ext Nbr	Wall Type	Area %	Wall Rate	RCN
3289	AB AVE WOOD SIDING	100.00		

Monroe County Property Record Card (023)

Alternate Key: 1161624
Effective Date: 3/30/2006 9:10:23 AM

Roll Year 2006
Run: 03/30/2006 09:10 AM

Miscellaneous Improvements

Nbr	Impr Type	# Units	Type	Length	Width	Year Built	Roll Year	Grade	Life	RCN	Depr Value
1	UB2:UTILITY BLDG	225	SF	15	15	1979	1980	3	50		
10	UB2:UTILITY BLDG	225	SF	15	15	1979	1980	3	50		
11	RK2:BOAT RACKS	175	UT	0	0	1979	1980	1	30		
12	PT3:PATIO	5,060	SF	0	0	1976	1977	1	50		
13	CL2:CH LINK FENCE	2,892	SF	482	6	1976	1977	2	30		
14	PT3:PATIO	1,276	SF	0	0	1976	1977	1	50		
15	SW2:SEAWALL	4,995	SF	999	5	1999	2000	5	60		
16	SW2:SEAWALL	1,855	SF	371	5	1999	2000	5	60		
17	DK3:CONCRETE DOCK	8,418	SF	0	0	1976	1977	5	60		
18	AP2:ASPHALT PAVING	70,250	SF	0	0	1976	1977	2	25		
19	UB2:UTILITY BLDG	96	SF	12	8	1982	1983	3	50		
2	RK2:BOAT RACKS	175	UT	0	0	1979	1980	1	30		
20	FN2:FENCES	360	SF	6	60	1993	1994	2	30		
21	UB2:UTILITY BLDG	200	SF	10	20	1982	1983	3	50		
22	RK2:BOAT RACKS	10	UT	0	0	1989	1990	1	30		
23	FN2:FENCES	1,330	SF	7	190	1993	1994	5	30		
24	CL2:CH LINK FENCE	3,120	SF	6	520	1993	1994	1	30		
25	PT3:PATIO	1,240	SF	0	0	1994	1995	2	50		
26	WD2:WOOD DECK	564	SF	0	0	1994	1995	4	40		
27	AC2:WALL AIR COND	2	UT	0	0	1994	1995	1	20		
28	WD2:WOOD DECK	60	SF	12	5	1994	1995	1	40		
29	AP2:ASPHALT PAVING	2,008	SF	0	0	1994	1995	1	25		
3	PT3:PATIO	5,060	SF	0	0	1976	1977	1	50		
30	PT3:PATIO	400	SF	100	4	1993	1994	2	50		
31	WD2:WOOD DECK	400	SF	100	4	1983	1984	4	40		
32	CB2:DET CABANA	100	SF	10	10	1993	1994	3	60		
33	UB2:UTILITY BLDG	72	SF	12	6	1989	1990	2	50		
34	UB3:LC UTIL BLDG	40	SF	10	4	1989	1990	1	30		
35	UB2:UTILITY BLDG	96	SF	12	8	1992	1993	3	50		
36	UB2:UTILITY BLDG	96	SF	12	8	1992	1993	3	50		
37	FN2:FENCES	600	SF	60	10	1995	1996	5	30		
38	FN2:FENCES	600	SF	60	10	1995	1996	5	30		
39	FN2:FENCES	192	SF	16	12	1998	1999	5	30		
4	CL2:CH LINK FENCE	2,892	SF	482	6	1976	1977	2	30		

Monroe County Property Record Card (023)

Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

40	SW2:SEAWALL	1,720	SF	430		4	1998	1999	1	60
5	PT3:PATIO	1,276	SF	0		0	1976	1977	1	50
6	SW2:SEAWALL	4,995	SF	999		5	1999	2000	5	60
7	SW2:SEAWALL	1,855	SF	371		5	1999	2000	5	60
8	DK3:CONCRETE DOCK	8,418	SF	0		0	1976	1977	5	60
9	AP2:ASPHALT PAVING	70,250	SF	0		0	1976	1977	2	25

Total Depreciated Value

Appraiser Notes

2004/1/6...BC...BUILDING 7 AND THE LAND UNDER IT WAS SPLIT OUT AND CONVERTED INTO CONDO BOAT STORAGE. (TO BE HANDELED BY DARLENE) THE OVERRIDE VALUE WAS REDUCED BY \$644,924. OCEANSIDE MARINA 96 SF UB2 IS GUARD HSE BLDG. #1 = TACKLESHOP BLDG. #2 = SHIP'S STORE BLDG. #3 = BOAT STORAGE BLDG. #4 = BATH HOUSE INCOME DATA IN FILE CHANGED THE PC CODE FROM 27 TO 60 FOR HE Y2K TAX VALUE AND PICKED HE 430 FEET OF RIPRAP. 00/039 2000-12-29 REMOVED THE .75 TO 1.00 FOR THE LAND ADJUSTMENT FOR THE BAY BOTTOM FOR THE 2001 TASX ROLL. DUG 2002/5/31 SB, TPP ACCOUNTS: ALL SEASON ANGLERS - 899101, BENNETT BRIAN-9028196, BITTNER, DALE -8886241, BRIENZA, JAMES-8999629, CALCUTTA-8824149, CAPT MIKES-8939657, CAPT PAUL HELWIG-8943408, CARL PEACHEY-8999255, CHARTER SEA-8918127, CHEERIO CHARTERS-9000762, CLUB FRED-8977640, COLE, WM-8977024, CURRIE, MIKE-8870418, DEBI LOU-8893761, END OF THE LINE-8977090, FUN-SEA-KER-8981677, HIGH SEAS-9000135, HUGH MORGAN-9000300, JACE GROUP-8943716, KEY LIMEY CHARTERS-8859708, KW KAYAK FISHING-8943771, KW METAL SCULPTING-8928694, LIGHTHOUSE INN-8882912, LOGAN, RYON-8970468, MANNETTI CHARTERS-8892004, MARKS MARINE DIESEL RPR-8796684, MS MARTY GARITE-8927931, MURRAY SHATT-8929368, MYSTIC DREAM-8970534, ON THE FLY-8824823, PIERCE, THOMAS-8889780, QUICK RELIEF-8684584, REEL TIME-8943375, RUSTY FLY-8970842, SEAHORSE-9003182, SEA YA-8914890, SECOND CHANCE-8927912, SHADOW-8927996, SIGNAL 20-9000762, SOUTHERNMOST SAILING-8829345, STRUTHERS, GENE-9001114, SUJA PROPERTIES-8892454, SUPER GROUPE-8928455, SUNDAYS ON THE BAY-8977035, THERAPY-8949469, THOMAS, GREG-8939349, THUMMUS-8787081, TOMCAMP-8989784, TROPICAL DREAM-8954694, WILD ABOUT DOLPHINS-8905246, WILLET MARINE-8819676, SOUTHPAW CHARTERS-9022256, MARINATECH INC-9022597, SUPER GROUPE III-9028493 2/14/2003 ADDED BLDG # 7, BOAT STORAGE. D.M.J.

Monroe County Property Record Card (023)

Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

Building Permits

Bldg Number	Date Issued	Date Completed	Amount	Description	Notes
94-0659	Aug 1 1994 12:00AM	Mar 1 1995 12:00AM	200,000	Commercial	COMM RESTAURANT
95-0276	Aug 1 1994 12:00AM	Mar 1 1995 12:00AM	500		ENCLOSURE
94-1251	Oct 1 1994 12:00AM	Oct 1 1995 12:00AM	3,025		BUILDING MISC.
981173	Aug 21 1998 12:00AM	Jun 11 1999 12:00AM	25,000	Commercial	SEAWALL
991605	Jun 23 1999 12:00AM	Jan 20 2000 12:00AM	9,500	Commercial	COMMERCIAL ROOFING
00/2271	May 24 2000 12:00AM	Jan 1 2001 12:00AM	25,000	Commercial	SEAWALL-REPAIR
01-2637	Aug 24 2001 12:00AM	Jun 10 2002 12:00AM	3,000,000		BOAT STORAGE BLDG
01-2635	Aug 24 2001 12:00AM	Jun 10 2002 12:00AM	3,000,000		BOAT STORAGE BLDG
01-5372	Aug 24 2001 12:00AM	Jun 10 2002 12:00AM	3,000,000		BOAT STORAGE BLDG
11/4681	Dec 26 2001 12:00AM		16,025		SIDEWALK-REPLACE
01/4666	Dec 21 2001 12:00AM	Jun 10 2002 12:00AM	6,000		COMM. MISC.
01/2635	Aug 24 2001 12:00AM		3,000,000		site upgrades
02/1355	May 9 2002 12:00AM		150,000		EXPANSION OF REST.
02/1758	May 14 2002 12:00AM	Jun 10 2002 12:00AM	72,000		DOCK
02-2525	Jul 12 2002 12:00AM	Mar 13 2003 12:00AM	150,000		ADD TO RESTAURANT & C.O.
01-2634	Dec 19 2001 12:00AM		30,000		SLAB 1,466 SF
04-1801	May 28 2004 12:00AM	Feb 16 2005 12:00AM	99,720		ELECTRIC MISCELLANEOUS
01102653			0		new SFR
01102654			0		new SFR
01102655			0		new SFR
01102656			0		new SFR
01102658			0		new SFR
01102659			0		new SFF
01102660			0		new SFR
01102661			0		new SFR
01102657			0		new SFR
01102642			0		new SFR
01102641			0		new SFR
01102640			0		new SFR
01102639			0		new SFR
01102645			0		new SFR
01102643			0		new SFR
01102647			0		new SFRO

Run: 03/30/2006 09:10 AM

Value History

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Monroe County Property Record Card (023)

Alternate Key: 1161624

Roll Year 2006

Effective Date: 3/30/2006 9:10:23 AM

Run: 03/30/2006 09:10 AM

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/U	Vacant	Sale Price
706	537	2/1/1977	Conversion Code	0	Q	I	1,366,650
1278	2366	10/1/1993	Warranty Deed	0	Q	I	2,450,000
2019	1476	6/23/2004	Warranty Deed	0	M	I	7,250,000

From: "Maggie Diaz" <MDiaz@mcpafl.org>
Subject:
Date: March 30, 2006 9:13:30 AM EST
To: "Rodney Corriveau" <rodney@craigcompany.com>
7 Attachments, 698 KB [Save](#)

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00127420-0...PDF (593 KB) 00127420-0...DF (87.0 KB)

Monroe County Property Record Card (023)

Alternate Key: 9054750

Roll Year 2006

Effective Date: 3/30/2006 9:00:25 AM

Run: 03/30/2006 09:00 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127440-004200-35-67-25
Alt Key 9054750
Affordable Housing No
Inspect Date
Business Name BOAT STORAGE UNIT
Physical Addr J-4 , 5950 PENINSULAR AVE
Nbhd 8099
Mill Group 110A
PC 04
Next Review

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,	BOAT STORAGE UNIT	Owner

Legal Description

UNIT J-4 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1

Monroe County Property Record Card (023)

Alternate Key: 9054783

Roll Year 2006

Effective Date: 3/30/2006 9:02:44 AM

Run: 03/30/2006 09:05 AM

 KINGS POINTE MARINA LLC
 1115 MARBELLA PLAZA DR
 TAMPA FL 33619

 Parcel 00127440-004400-35-67-25
 Alt Key 9054783
 Affordable Housing No
 Inspect Date
 Business Name
 Physical Addr J-6 , 5950 PENINSULAR AVE
 Nbhd 8099
 Mill Group 110A
 PC 04
 Next Review

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,		Owner

Legal Description

UNIT J-6 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1

Page: 1 of 1

Monroe County Property Record Card (023)

Alternate Key: 9054816

Roll Year 2006

Effective Date: 3/30/2006 9:08:13 AM

Run: 03/30/2006 09:08 AM

 KINGS POINTE MARINA LLC
 1115 MARBELLA PLAZA DR
 TAMPA FL 33619

 Parcel 00127440-004700-35-67-25
 Alt Key 9054816
 Affordable Housing No
 Inspect Date
 Business Name BOAT STORAGE UNIT
 Physical Addr J-9 , 5950 PENINSULAR AVE
 Nbhd 8099
 Mill Group 110A
 PC 04
 Next Review

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,	BOAT STORAGE UNIT	Owner

Legal Description

UNIT J-9 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
------	------	-----------	------------	---------------	------	--------	------------

2019	1476	6/23/2004	Warranty Deed	0	M	I	1
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Page: 1 of 1

Monroe County Property Record Card (023)

Alternate Key: 9054849

Roll Year 2006

Effective Date: 3/30/2006 9:09:03 AM

Run: 03/30/2006 09:09 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127440-004900-35-67-25
Alt Key 9054849
Affordable Housing No
Inspect Date
Business Name BOAT STORAGE UNIT
Physical Addr J-11, 5950 PENINSULAR AVE
Nbhd 8099
Mill Group 110A
PC 04
Next Review

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,	BOAT STORAGE UNIT	Owner

Legal Description

UNIT J-11 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/63(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Val Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1

Page: 1 of 1

Monroe County Property Record Card (023)

Alternate Key: 9054860

Roll Year 2006

Effective Date: 3/30/2006 9:09:46 AM

Run: 03/30/2006 09:09 AM

KINGS POINTE MARINA LLC
1115 MARBELLA PLAZA DR
TAMPA FL 33619

Parcel 00127440-005000-35-67-25 Nbhd 8099
Alt Key 9054860 Mill Group 110A
Affordable Housing No PC 04
Inspect Date Next Review
Business Name BOAT STORAGE UNIT
Physical Addr J-12 , 5950 PENINSULAR AVE

Associated Names

Name	DBA	Role
KINGS POINTE MARINA LLC,	BOAT STORAGE UNIT	Owner

Legal Description

UNIT J-12 & 1/52% COMMON ELEMENTS OCEANSIDE EAST DRY STORAGE CONDOMINIUM OR2019-1476/83(CTT)

Condominium Details

Year Built 2003 Footage 149

Value History

Tax Year	Vai Method	Just Land	Class Land	Building	Misc	Just	Assessed Value	Exempt	Tax Value
2005F	C	550		54,450	0	55,000	55,000	0	55,000
2004F	C	1		0	46,785	46,786	46,786	0	46,786

Sales History

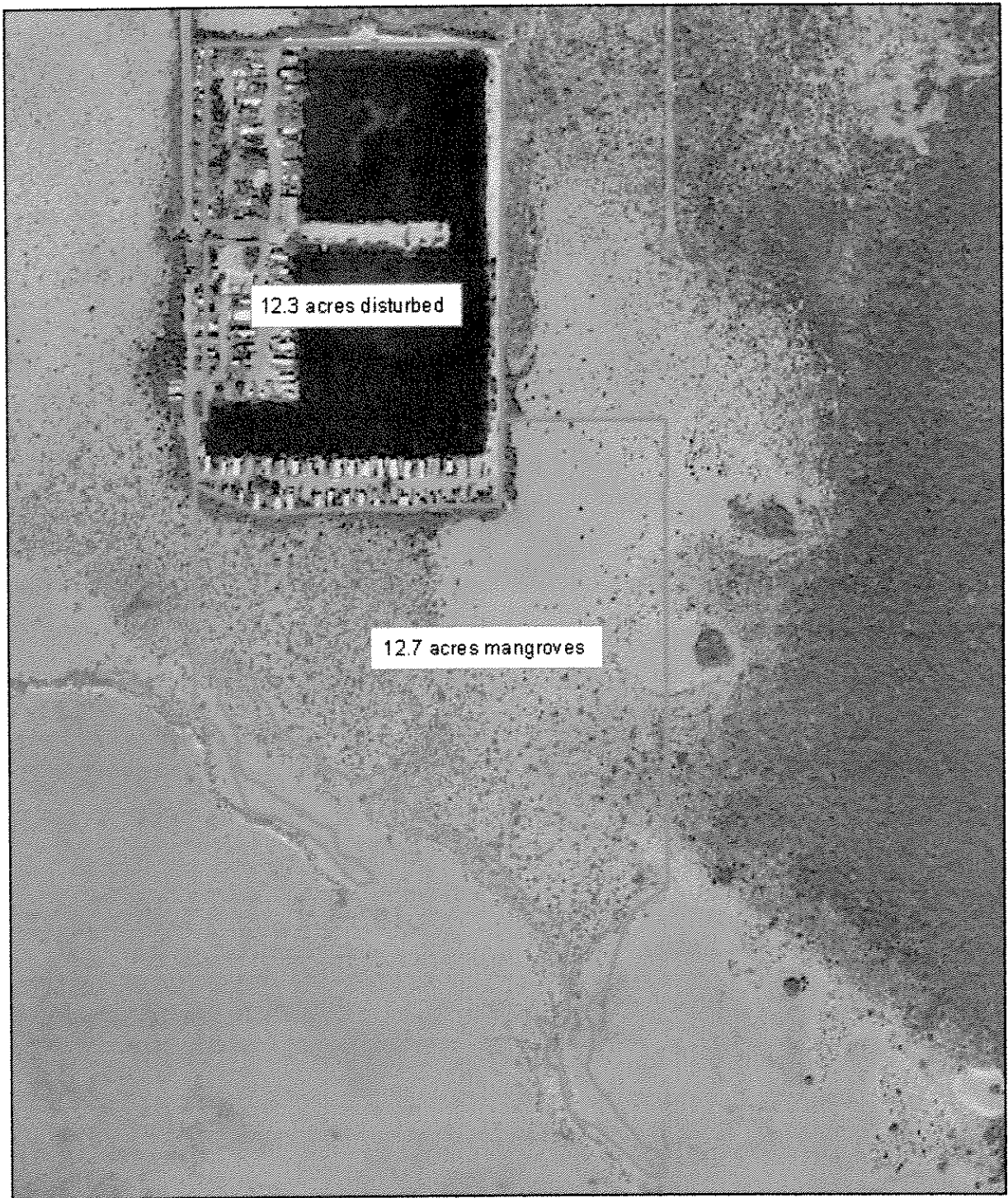
Book	Page	Sale Date	Instrument	Transfer Code	Q/ U	Vacant	Sale Price
2019	1476	6/23/2004	Warranty Deed	0	M	I	1

Appendix 14

Lazy Lakes Survey

Appendix 15

Lazy Lakes Aerial Photographs



Consulting Engineering and Science, Inc.
8925 S.W. 148th Street, Suite 100
Miami, Florida 33176

Lazy Lakes Campground

Habitat Conditions

Appendix 16

Resolution P52-97

RESOLUTION NO. P52-97

A RESOLUTION BY THE MONROE COUNTY PLANNING COMMISSION APPROVING WITH CONDITIONS THE REQUEST OF DOUGLAS WALKER, FOR AN AMENDMENT TO A MAJOR CONDITIONAL USE TO CONSTRUCT TWENTY-TWO (22) ATTACHED DWELLING UNITS (2-LEVEL, 2BR CONDOMINIUM UNITS AT 1,480 S.F. EACH); ONE (1) SWIMMING POOL; A 372 S.F. POOL HOUSE & OFFICE; A 120 S.F. OBSERVATION GAZEBO WITH AN ASSOCIATED WALKWAY; A 22,000 S.F. BOAT STORAGE BUILDING; A 2,485 S.F. ADDITION TO THE EXISTING SAILFISH RESTAURANT; AND RENOVATIONS TO THE BAIT SHOP, THE DOCK MASTER'S OFFICE AND THE FUEL TANKS ON PROPERTY DESCRIBED AS LOTS 1, 2, AND 3, BLOCK 60, AND PART OF LOTS 1 AND 2, BLOCK 61, MALONEY SUBDIVISION, STOCK ISLAND, MONROE COUNTY, FLORIDA, MILE MARKER 5. THE LAND USE DESIGNATION IS MIXED USE (MU) AND THE REAL ESTATE NUMBER IS 00127420.

WHEREAS, during a regular meeting held on July 10, 1997, the Monroe County Planning Commission conducted a public hearing on the request filed by Douglas Walker for an amendment to a major conditional use to Oceanside Marina; and

WHEREAS, the proposed development is located on property legally described as lots 1, 2, and 3, Block 60, and part of lots 1 and 2, Block 61, Maloney Subdivision, Stock Island, Monroe County, Florida; and

WHEREAS, the above-described property is located in the Mixed Use (MU) land use district; and

WHEREAS, the Planning Commission was presented with the following evidence, which by reference is hereby incorporated as a part of the record of said hearing:

1. The Major Conditional Use Permit Application received by Monroe County Planning Department on February 3, 1997 including a site plan dated January 24, 1997, a survey dated January 30, 1997, elevation drawings dated January 24, 1997, a revised level 3 traffic study dated June 6, 1997, a revised site plan dated July 3, 1997; and
2. The staff report prepared by Edward Koconis, Development Review Planner and Ralph Gouldy, Environmental Planner dated June 12, 1997; and

3. The amendment to the staff report prepared by Edward Koconis, Development Review Planner and Ralph Gouldy, Environmental Planner dated June 26, 1997; and
4. The sworn testimony of the Growth Management Staff; and
5. The presentation by Jose Gonzalez of Gonzalez Architects, agent for the applicant; and

WHEREAS, the Planning Commission has made the following Findings of Facts and Conclusions of Law based on the evidence presented:

1. Based on the site plan, we find that the applicant is proposing an increase in the commercial floor area developed on the site. Therefore, we conclude that the proposed commercial development is subject to Objective 101.3 of the Year 2010 Comprehensive Plan and must receive allocations in the non-residential permit allocation system or receive a determination of vested rights; and
2. Based on the application, we find that 22 residential units are being proposed. Therefore, we conclude that the residential units are subject to the provisions of sections 9.5-120 through 124, the Rate of Growth Ordinance (ROGO) which requires that the dwelling units be granted allocations prior to building permits being issued; and
3. Based on the site plan, the applicant is proposing 22 dwelling units which is the maximum net density permitted on the site pursuant to Section 9.5-262 of the Monroe County Code. Therefore, we conclude that 18.31 Transferable Development Rights (TDRs) are needed in order to construct the proposed development; and
4. Based on the application, the applicant is requesting a waiver of the shoreline setback to add a second floor and verandas to the existing tackle shop and dock master office which are located within the shoreline setback. We conclude that there is not sufficient justification to waive the setback to add the second floors. However, a waiver of the shoreline setback is justified for renovations only due to the existence of these structures within the shoreline setback, the fact that renovations to the buildings will not increase the impermeable area within the setback and the fact that measures will be taken to channel runoff away from the waterbody; and
5. Based on the revised site plan, the residential structures and restaurant conform to the height limit of 35'. While acceptable structure heights have been submitted in the form of a letter, heights of all structures must be included on revised plans. Therefore, we conclude that the project is not in compliance with Section 9.5-283; and

6. Based on a meeting with the applicant, the applicant has stated that no more than 205 boats will be in dry slips, however, the number of dry slips in these buildings has not been indicated on the plans. Therefore, we conclude that the project is in compliance with Section 9.5-351 as long as the entire site has no more than 205 boats stored in dry slips; and
7. Based on the application, we find that the required stormwater management plan, including the calculations, has not been submitted. Therefore, we conclude that until the County Engineer approves the plan, the project is not in compliance with Section 9.5-293; and
8. Based on the community impact report, we find that the applicant has proposed to abandon the existing sewage treatment plant and replace it with a package sewage system. The applicant has initiated coordination with the Florida Department of Environmental Protection (DEP) but has not received a DEP permit. Therefore, we conclude that compliance cannot be determined with Section 9.5-294 until an approved application from DEP is submitted; and
9. Based on the boundary survey, elevation plans, and the revised site plan, we find that the lowest supporting beam of two (2) structures (condominium buildings) located in a VE (high-hazard area) zone is not elevated to the proper height. Therefore, we conclude that the project is not in compliance with Section 9.5-317; **NOW THEREFORE,**

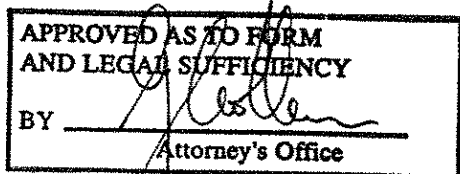
BE IT RESOLVED BY THE PLANNING COMMISSION OF MONROE COUNTY, FLORIDA, that the preceding Findings of Fact and Conclusions of Law, support their decision to APPROVE the Major Conditional Use request of Douglas Walker for Oceanside Marina with the following conditions:

1. If vesting is not granted the project shall be subject to the existing commercial moratorium.
2. 18.31 TDRs shall be approved as a minor conditional use prior to the submission of a building permit for the construction of the four (4) condominium buildings.
3. Plans indicating the heights of all structures with points of reference shall be submitted to the Planning Department prior to approval of the Planning Commission Resolution.
4. Boat storage shall be limited to 205 dry slips.
5. The stormwater management plan and calculations shall be submitted and approved by the County Engineer prior to the issuance of a Building Permit.

6. Plans indicating finished floor elevations of all structures shall be submitted to the Planning Department and all structures shall conform to the Flood Management Criteria of Section 9.5-317 prior to approval of the Planning Commission Resolution.
7. A waiver is granted for renovations to the tackle shop, dock master's office and fuel tank structure provided that the roofs have gutters installed to channel runoff away from the water in accordance with the stormwater management plan. No waiver is granted for second floor additions to any building within the shoreline setback.
8. A permit from Department of Environmental Protection for the proposed package sewage system shall be submitted to the Planning Department prior to the issuance of a Building Permit.
9. All residential units are subject to the Residential Rate of Growth Ordinance.

PASSED AND ADOPTED by the Planning Commission of Monroe County, Florida, at a regular meeting held on the 10th day of July, 1997.

Chair Hansley	<u>Y</u>
Vice-Chair Nugent	<u>Y</u>
Commissioner Chaplin	<u>Y</u>
Commissioner Mannillo	<u>Y</u>
Commissioner Gorsuch	<u>Y</u>



PLANNING COMMISSION OF
MONROE COUNTY, FLORIDA

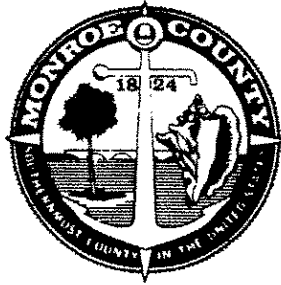
BY Billy Gorsuch
Billy Gorsuch, Chair

Signed this 18TH day of AUGUST, 1999.

MONROE COUNTY
OFFICIAL RECORDS

Appendix 17

Development Order #12-96



MONROE COUNTY
OFFICIAL RECORDS

FILE #964852
BK#1420 PG#2134

RCD Sep 06 1996 11:59AM
DANNY L KOLHAGE, CLERK

MONROE COUNTY, FLORIDA
MINOR CONDITIONAL USE DEVELOPMENT ORDER #12-96

A DEVELOPMENT ORDER GRANTING THE REQUEST OF SCOTT OROPEZA FOR A MINOR CONDITIONAL USE TO CONSTRUCT A 9,600 SQ. FT. BUILDING TO BE USED FOR STORAGE ON PROPERTY DESCRIBED AS LOTS 1, 2, AND 3, BLOCK 61, MALONEY SUBDIVISION, STOCK ISLAND, SECTION 35, TOWNSHIP 67 SOUTH, RANGE 25 EAST, STOCK ISLAND, MONROE COUNTY, FLORIDA, APPROXIMATE MILE MARKER 5. THE LAND USE DESIGNATION IS MIXED USE AND THE REAL ESTATE NUMBER IS 0127420-000100.

WHEREAS, Scott Oropeza is the owner of real property described as Lots 1, 2, and 3, Block 61, Stock Island, Monroe County, Florida and having real estate number 0127420-000100 ; and

WHEREAS, Scott Oropeza applied for a minor conditional use approval to construct a 9,600 sq. ft. building to be used for storage on the above-described property; and

WHEREAS, the above-described property is located in the Mixed Use land use district; and

WHEREAS, on July 9, 1996, the Development Review Committee of Monroe County, Florida, in accordance with the provisions of Sections 9.5-24 and 9.5-68 of the Monroe County Land Development Regulations, met to review the request of Scott Oropeza; and

WHEREAS, the Development Review Committee reviewed the following documents relevant to Scott Oropeza's request:

1. Application for Development Approval filed by Scott Oropeza, including a sealed site plan drawn by Gonzalez Architects and dated April 10, 1996, a survey prepared by Frederick H. Hildebrandt on November 3, 1995, drainage plans and calculations prepared by Frederick H. Hildebrandt on April 10, 1996, and a Level 1 traffic study prepared by Kimley-Horn and Associates, Inc.; and

2. Staff report submitted by Jill Jernigan, Monroe County Development Review Planner and Dianna Stevenson, Monroe County Biologist dated June 24, 1996 to the Development Review Committee recommending approval with conditions; and
3. Coordination letters from the following agencies:
 - a) City Electric System dated May 24, 1996;
 - b) Florida Department of State, Division of Historic Resources dated May 28, 1996;
 - c) Florida Keys Aqueduct Authority dated May 16, 1996;
 - d) Florida Department of Health and Rehabilitative Services dated May 17, 1996;
 - e) Monroe County Recycling Department dated May 23, 1996;
 - f) Monroe County Fire Marshall dated May 14, 1996; and

WHEREAS, based on the information and documentary evidence submitted, the Development Review Committee made the following findings of fact and conclusions of law:

1. Based on the drainage plans submitted by the applicant, it appears that all stormwater will be retained on site. However, until the drainage calculations are reviewed by the County Engineer, compliance cannot be determined; and
2. The applicant did not submit a written explanation of how construction debris is to be stored and removed from the project site. Therefore, the proposal is not in compliance with Sec. 8-85 of the Monroe County Code; and
3. It is the policy of Monroe County to not issue new permits for nonresidential development until Policies 101.3.5 and 101.5.5 of the Year 2010 Comprehensive Plan are implemented unless the development is federally tax exempt or is vested pursuant to Policy 101.18.2 of the Year 2010 Comprehensive Plan. Based on the fact that the proposed development is nonresidential in nature, has not received a determination of vested rights and is not federally tax exempt, we find that the applicant is subject to the provisions of Policy 101.5.5. Therefore, we conclude that once Policies 101.3.5 and 101.5.5 are implemented, the proposed development will be subject to the nonresidential rate of growth ordinance.

WHEREAS, the Development Review Committee, based on its findings of fact, recommended that the Planning Director grant minor conditional use approval to Scott Oropeza with conditions; and

WHEREAS, the Planning Director has duly considered the recommendation of the Development Review Committee and the information and documentary evidence submitted; and

WHEREAS, the Planning Director supports the recommendation of the Development Review Committee to approve with conditions the minor conditional use application submitted by Scott Oropeza; and

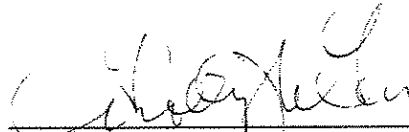
WHEREAS, the record established, the testimonies offered, and the evidence submitted support the findings of fact adopted by the Development Review Committee; NOW THEREFORE,

BE IT RESOLVED BY THE PLANNING DIRECTOR OF MONROE COUNTY, FLORIDA, that:

The application for a minor conditional use approval submitted by Scott Oropeza for a 9,600 sq. ft. building to be used for storage, located on property described as Lots 1, 2, and 3, Block 61, Stock Island, Section 35, Township 67 South, Range 25 East, Tallahassee Meridian, Stock Island, Monroe County, Florida is hereby APPROVED, with the following conditions:

- 1) Prior to the issuance of a building permit, the final plans shall be reviewed by the County Engineer for compliance with Sec. 9.5-293, Surface Water Management.
- 2) Prior to the issuance of a building permit, the applicant shall provide the Building Department with a written explanation of how construction debris is to be stored and removed from the site.
- 5) Prior to the issuance of a building permit, the applicant shall either gain an allocation in the nonresidential permit allocation system or receive a determination of vested rights.

Date: 7/23/96



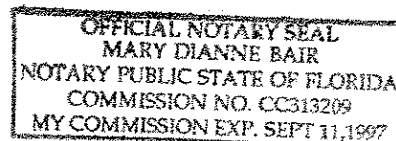
Timothy J. McGarry, AICP
Director of Planning

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State of Florida and in the County of Monroe, to take acknowledgments, personally appeared Timothy J. McGarry, known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of JULY, 1996



NOTARY PUBLIC, STATE OF FLORIDA



page 3

NOTICE

Section 9.5-72.(a) of Monroe County Code states that a conditional use permit shall not be transferred to a successive owner without notification to the Development Review Coordinator within five (5) days of the transfer.

Under the authority of Section 9.5-72(a) of the Monroe County Land Development Regulations, this development order shall become null and void, with no further notice required by the County, unless a complete building permit application for site preparation and building construction with revised plans as required herein is submitted to the Monroe County Building Official within six (6) months of the expiration of the Department of Community Affairs appeal period or the date when the Department of Community Affairs waives its appeal and all required certificates of occupancy are procured within three (3) years of the date this development order is approved by the Planning Director.

If this development order is appealed under the Monroe County code or by the Department of Community Affairs, the above time limits shall be tolled until the appeals are resolved.

This instrument shall not take effect for thirty (30) working days following the date of memorialization thereof, and during that time permit shall be subject to appeal as provided in Section 9.5-521 of the Monroe County land development regulations. An appeal shall stay the effectiveness of this instrument until resolved.

In addition, please be advised that pursuant to Chapter 9J-1, Florida Administrative Code, this instrument shall not take effect for forty five (45) days following the rendition to the Florida Department of Community Affairs. During that forty-five days, the Florida Department of Community Affairs may appeal this instrument to the Florida Land and Water Adjudicatory Commission, and that such an appeal stays the effectiveness of this instrument until the appeal is resolved by agreement or order.

The implementation of the Monroe County Year 2010 Comprehensive Plan may affect the ability of the applicant to fulfill the provisions of this development order.

MONROE COUNTY
OFFICIAL RECORDS



SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & MacDonaldd Avenue*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2005 Peak Season*

Volume and Timing Input

			EB			WB			NB			SB			
			LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Num. of Lanes			0	2	1	0	2	0	2	0	0	0	0	0	
Lane Group				T	R		T		L						
Volume (vph)				1544	451		878		408						
% Heavy veh			0	2	0	0	2	0	1	0	0	0	0	0	
PHF			0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	
Actuated (P/A)				P	P		P		A						
Startup lost time				2.0	2.0		2.0		2.0	2.0		2.0			
Ext. eff. green				2.0	2.0		2.0		2.0	2.0		2.0			
Arrival type				3	3		3		3	3		3			
Unit Extension				3.0	3.0		3.0		3.0	3.0		3.0			
Ped/Bike/RTOR Volume			0	0	0	0	0	0	0	0	0	0	0		
Lane Width				12.0	12.0		12.0		12.0	12.0		12.0			
Parking/Grade/Parking			N	0	N	N	0	N	N	0	N	N	0	N	
Parking/hr															
Bus stops/hr				0	0		0		0	0		0			
Unit Extension				3.0	3.0		3.0		3.0	3.0		3.0			
Phasing	Thru & RT	02	03		04		NB Only		06		07		08		
Timing	G = 73.0	G =	G =		G =		G = 27.0		G =		G =		G =		
	Y = 5	Y =	Y =		Y =		Y = 5		Y =		Y =		Y =		
Duration of Analysis (hrs) = 0.25										Cycle Length C = 110.0					

Lane Group Capacity, Control Delay, and LOS Determination

	EB		WB		NB		SB	
Adj. flow rate	1716	501	976		453	0	0	
Lane group cap.	2354	1072	2354		852			
v/c ratio	0.73	0.47	0.41		0.53			
Green ratio	0.66	0.66	0.66		0.25	0.00	0.00	
Unif. delay d ₁	12.1	9.0	8.6		36.0			
Delay factor k	0.50	0.50	0.50		0.13			
Increm. delay d ₂	2.0	1.5	0.5		0.6			
PF factor	1.000	1.000	1.000		1.000			
Control delay	14.1	10.5	9.1		36.7			
Lane group LOS	B	B	A		D			
Apprch. delay	13.3		9.1		36.7			
Approach LOS	B		A		D			
Intersec. delay	15.1		Intersection LOS				B	

SHORT REPORT

General Information				Site Information			
Analyst	RPE/TAP			Intersection	US 1 & MacDondald Avenue		
Agency or Co.				Area Type	All other areas		
Date Performed	1/23/2006			Jurisdiction			
Time Period	PM Peak			Analysis Year	2007 Without Site		

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	2	1	0	2	0	2	0	0	0	0	0
Lane Group		T	R		T		L					
Volume (vph)		1563	454		889		411					
% Heavy veh	0	2	0	0	2	0	1	0	0	0	0	0
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Actuated (P/A)		P	P		P		A					
Startup lost time		2.0	2.0		2.0		2.0	2.0			2.0	
Ext. eff. green		2.0	2.0		2.0		2.0	2.0			2.0	
Arrival type		3	3		3		3	3			3	
Unit Extension		3.0	3.0		3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0	12.0		12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0	0		0		0	0			0	
Unit Extension		3.0	3.0		3.0		3.0	3.0			3.0	

Phasing	Thru & RT	02	03	04	NB Only	06	07	08
Timing	G = 73.0	G =	G =	G =	G = 27.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 110.0			

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adj. flow rate		1737	504		988		457	0			0	
Lane group cap.		2354	1072		2354		852					
v/c ratio		0.74	0.47		0.42		0.54					
Green ratio		0.66	0.66		0.66		0.25	0.00			0.00	
Unif. delay d ₁		12.2	9.0		8.6		36.1					
Delay factor k		0.50	0.50		0.50		0.14					
Increm. delay d ₂		2.1	1.5		0.6		0.7					
PF factor		1.000	1.000		1.000		1.000					
Control delay		14.3	10.5		9.2		36.7					
Lane group LOS		B	B		A		D					
Apprch. delay	13.5			9.2			36.7					
Approach LOS	B			A			D					
Intersec. delay	15.2			Intersection LOS						B		

SHORT REPORT

General Information				Site Information			
Analyst	RPE/TAP			Intersection	US 1 & MacDonalld Avenue		
Agency or Co.				Area Type	All other areas		
Date Performed	1/23/2006			Jurisdiction			
Time Period	PM Peak			Analysis Year	2007 With Site		

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	2	1	0	2	0	2	0	0	0	0	0
Lane Group		T	R		T		L					
Volume (vph)		1563	468		889		418					
% Heavy veh	0	2	0	0	2	0	1	0	0	0	0	0
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Actuated (P/A)		P	P		P		A					
Startup lost time		2.0	2.0		2.0		2.0	2.0			2.0	
Ext. eff. green		2.0	2.0		2.0		2.0	2.0			2.0	
Arrival type		3	3		3		3	3			3	
Unit Extension		3.0	3.0		3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0	12.0		12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0	0		0		0	0			0	
Unit Extension		3.0	3.0		3.0		3.0	3.0			3.0	

Phasing	Thru & RT	02	03	04	NB Only	06	07	08
Timing	G = 73.0	G =	G =	G =	G = 27.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25					Cycle Length C = 110.0			

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adj. flow rate		1737	520		988		464	0			0	
Lane group cap.		2354	1072		2354		852					
v/c ratio		0.74	0.49		0.42		0.54					
Green ratio		0.66	0.66		0.66		0.25	0.00			0.00	
Unif. delay d ₁		12.2	9.2		8.6		36.1					
Delay factor k		0.50	0.50		0.50		0.14					
Increm. delay d ₂		2.1	1.6		0.6		0.7					
PF factor		1.000	1.000		1.000		1.000					
Control delay		14.3	10.7		9.2		36.9					
Lane group LOS		B	B		A		D					
Approch. delay		13.5			9.2		36.9					
Approach LOS		B			A		D					
Intersec. delay		15.3			Intersection LOS						B	

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Cross Street*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2005 Peak Season*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	2	0	1	2	0	1	0	1	0	0	0
Lane Group		TR		L	T		L		R			
Volume (vph)		1932	216	12	1402		195		43			
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.90	0.94	0.94	0.93	0.93	0.90	0.72	0.90	0.72	0.90	0.90	0.90
Actuated (P/A)		P	P	P	P		A		A			
Startup lost time		2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Ext. eff. green		2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Arrival type		3		3	3		3	3	3		3	
Unit Extension		3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Ped/Bike/RTOR Volume	0	0	77	0	0	0	0	0	12	0	0	0
Lane Width		12.0		12.0	12.0		12.0	12.0	12.0		12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0		0	0		0	0	0		0	
Unit Extension		3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Phasing	EW Perm	02	03	04	NB Only	06	07	08				
Timing	G = 73.0	G =	G =	G =	G = 27.0	G =	G =	G =				
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 110.0						

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		2203		13	1508		271	0	43		0	
Lane group cap.		2376		69	2401		443		396			
v/c ratio		0.93		0.19	0.63		0.61		0.11			
Green ratio		0.66		0.66	0.66		0.25	0.00	0.25		0.00	
Unif. delay d ₁		16.2		7.1	10.7		36.8		32.2			
Delay factor k		0.50		0.50	0.50		0.20		0.11			
Increm. delay d ₂		7.8		6.0	1.3		2.5		0.1			
PF factor		1.000		1.000	1.000		1.000		1.000			
Control delay		24.0		13.1	11.9		39.3		32.3			
Lane group LOS		C		B	B		D		C			
Apprch. delay	24.0			11.9			38.4					
Approach LOS	C			B			D					
Intersec. delay	20.6			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Cross Street*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 Without Site*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	2	0	1	2	0	1	0	1	0	0	0
Lane Group		TR		L	T		L		R			
Volume (vph)		1956	217	12	1420		196		43			
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.90	0.94	0.94	0.93	0.93	0.90	0.72	0.90	0.72	0.90	0.90	0.90
Actuated (P/A)		P	P	P	P		A		A			
Startup lost time		2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Ext. eff. green		2.0		2.0	2.0		2.0	2.0	2.0		2.0	
Arrival type		3		3	3		3	3	3		3	
Unit Extension		3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Ped/Bike/RTOR Volume	0	0	77	0	0	0	0	0	12	0	0	0
Lane Width		12.0		12.0	12.0		12.0	12.0	12.0		12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0		0	0		0	0	0		0	
Unit Extension		3.0		3.0	3.0		3.0	3.0	3.0		3.0	
Phasing	EW Perm	02	03	04	NB Only	06	07	08				
Timing	G = 73.0	G =	G =	G =	G = 27.0	G =	G =	G =				
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 110.0						

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		2230		13	1527		272	0	43		0	
Lane group cap.		2376		69	2401		443		396			
v/c ratio		0.94		0.19	0.64		0.61		0.11			
Green ratio		0.66		0.66	0.66		0.25	0.00	0.25		0.00	
Unif. delay d ₁		16.5		7.1	10.8		36.9		32.2			
Delay factor k		0.50		0.50	0.50		0.20		0.11			
Increm. delay d ₂		8.8		6.0	1.3		2.5		0.1			
PF factor		1.000		1.000	1.000		1.000		1.000			
Control delay		25.3		13.1	12.1		39.4		32.3			
Lane group LOS		C		B	B		D		C			
Apprch. delay	25.3			12.1			38.4					
Approach LOS	C			B			D					
Intersec. delay	21.3			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Cross Street*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 With Site*

Volume and Timing Input

		EB			WB			NB			SB			
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Num. of Lanes		0	2	0	1	2	0	1	0	1	0	0	0	
Lane Group			TR		L	T		L		R				
Volume (vph)			1970	217	12	1427		196		43				
% Heavy veh		0	0	0	0	0	0	0	0	0	0	0	0	
PHF		0.90	0.94	0.94	0.93	0.93	0.90	0.72	0.90	0.72	0.90	0.90	0.90	
Actuated (P/A)			P	P	P	P		A		A				
Startup lost time			2.0		2.0	2.0		2.0	2.0	2.0		2.0		
Ext. eff. green			2.0		2.0	2.0		2.0	2.0	2.0		2.0		
Arrival type			3		3	3		3	3	3		3		
Unit Extension			3.0		3.0	3.0		3.0	3.0	3.0		3.0		
Ped/Bike/RTOR Volume		0	0	77	0	0	0	0	0	12	0	0	0	
Lane Width			12.0		12.0	12.0		12.0	12.0	12.0		12.0		
Parking/Grade/Parking		N	0	N	N	0	N	N	0	N	N	0	N	
Parking/hr														
Bus stops/hr			0		0	0		0	0	0		0		
Unit Extension			3.0		3.0	3.0		3.0	3.0	3.0		3.0		
Phasing	EW Perm	02	03		04		NB Only		06		07		08	
Timing	G = 73.0	G =	G =		G =		G = 27.0		G =		G =		G =	
	Y = 5	Y =	Y =		Y =		Y = 5		Y =		Y =		Y =	
Duration of Analysis (hrs) = 0.25									Cycle Length C = 110.0					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		2245		13	1534		272	0	43		0	
Lane group cap.		2377		69	2401		443		396			
v/c ratio		0.94		0.19	0.64		0.61		0.11			
Green ratio		0.66		0.66	0.66		0.25	0.00	0.25		0.00	
Unif. delay d ₁		16.7		7.1	10.8		36.9		32.2			
Delay factor k		0.50		0.50	0.50		0.20		0.11			
Increm. delay d ₂		9.4		6.0	1.3		2.5		0.1			
PF factor		1.000		1.000	1.000		1.000		1.000			
Control delay		26.0		13.1	12.1		39.4		32.3			
Lane group LOS		C		B	B		D		C			
Apprch. delay		26.0			12.1		38.4					
Approach LOS		C			B		D					
Intersec. delay		21.8		Intersection LOS							C	

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & College Road*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2005 Peak Season*

Volume and Timing Input

	EB			WB			NB			SB			
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Num. of Lanes	1	2	0	0	2	1	0	0	0	1	0	1	
Lane Group	L	T			T	R				L		R	
Volume (vph)	186	2210			1635	31				125		221	
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0	
PHF	0.86	0.86	0.90	0.90	0.91	0.91	0.90	0.90	0.90	0.79	0.90	0.79	
Actuated (P/A)	A	P			P	P				A		A	
Startup lost time	2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0	
Ext. eff. green	2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0	
Arrival type	3	3			3	3		3		3	3	3	
Unit Extension	3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	13	0	0	0	0	0	94	
Lane Width	12.0	12.0			12.0	12.0		12.0		12.0	12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N	
Parking/hr													
Bus stops/hr	0	0			0	0		0		0	0	0	
Unit Extension	3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0	
Phasing	EB Only	EW Perm	03		04		SB Only		06		07		08
Timing	G = 20.0	G = 77.0	G =		G =		G = 23.0		G =		G =		G =
	Y = 4.5	Y = 5	Y =		Y =		Y = 6		Y =		Y =		Y =
Duration of Analysis (hrs) = 0.25								Cycle Length C = 135.5					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	216	2570			1797	20		0		158	0	161
Lane group cap.	322	2710			2056	918				306		584
v/c ratio	0.67	0.95			0.87	0.02				0.52		0.28
Green ratio	0.75	0.75			0.57	0.57		0.00		0.17	0.00	0.36
Unif. delay d ₁	41.5	14.7			25.1	12.8				51.2		30.7
Delay factor k	0.24	0.50			0.50	0.50				0.12		0.11
Increm. delay d ₂	5.3	8.8			5.5	0.0				1.5		0.3
PF factor	1.000	1.000			1.000	1.000				1.000		1.000
Control delay	46.8	23.6			30.6	12.8				52.7		30.9
Lane group LOS	D	C			C	B				D		C
Approch. delay	25.4			30.4						41.7		
Approach LOS	C			C						D		
Intersec. delay	28.3			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & College Road*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 Without Site*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	1	2	0	0	2	1	0	0	0	1	0	1
Lane Group	L	T			T	R				L		R
Volume (vph)	187	2238			1655	31				126		222
% Heavy veh	0	0	0	0	0	0	0	0	0	0	0	0
PHF	0.86	0.86	0.90	0.90	0.91	0.91	0.90	0.90	0.90	0.79	0.90	0.79
Actuated (P/A)	A	P			P	P				A		A
Startup lost time	2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0
Ext. eff. green	2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0
Arrival type	3	3			3	3		3		3	3	3
Unit Extension	3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	13	0	0	0	0	0	94
Lane Width	12.0	12.0			12.0	12.0		12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr	0	0			0	0		0		0	0	0
Unit Extension	3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0
Phasing	EB Only	EW Perm	03	04	SB Only	06	07	08				
Timing	G = 20.0	G = 77.0	G =	G =	G = 23.0	G =	G =	G =				
	Y = 4.5	Y = 5	Y =	Y =	Y = 6	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25								Cycle Length C = 135.5				

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	217	2602			1819	20		0		159	0	162
Lane group cap.	322	2710			2056	918				306		584
v/c ratio	0.67	0.96			0.88	0.02				0.52		0.28
Green ratio	0.75	0.75			0.57	0.57		0.00		0.17	0.00	0.36
Unif. delay d ₁	41.8	15.2			25.4	12.8				51.2		30.7
Delay factor k	0.25	0.50			0.50	0.50				0.13		0.11
Increm. delay d ₂	5.5	10.2			6.0	0.0				1.6		0.3
PF factor	1.000	1.000			1.000	1.000				1.000		1.000
Control delay	47.2	25.4			31.4	12.8				52.8		30.9
Lane group LOS	D	C			C	B				D		C
Apprch. delay	27.1			31.2						41.8		
Approach LOS	C			C						D		
Intersec. delay	29.6			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & College Road*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 With Site*

Volume and Timing Input

		EB			WB			NB			SB				
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
Num. of Lanes		1	2	0	0	2	1	0	0	0	1	0	1		
Lane Group		L	T			T	R				L		R		
Volume (vph)		187	2252			1662	31				126		222		
% Heavy veh		0	0	0	0	0	0	0	0	0	0	0	0		
PHF		0.86	0.86	0.90	0.90	0.91	0.91	0.90	0.90	0.90	0.79	0.90	0.79		
Actuated (P/A)		A	P			P	P				A		A		
Startup lost time		2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0		
Ext. eff. green		2.0	2.0			2.0	2.0		2.0		2.0	2.0	2.0		
Arrival type		3	3			3	3		3		3	3	3		
Unit Extension		3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0		
Ped/Bike/RTOR Volume		0	0	0	0	0	13	0	0	0	0	0	94		
Lane Width		12.0	12.0			12.0	12.0		12.0		12.0	12.0	12.0		
Parking/Grade/Parking		N	0	N	N	0	N	N	0	N	N	0	N		
Parking/hr															
Bus stops/hr		0	0			0	0		0		0	0	0		
Unit Extension		3.0	3.0			3.0	3.0		3.0		3.0	3.0	3.0		
Phasing	EB Only	EW Perm		03		04		SB Only		06		07		08	
Timing	G = 20.0	G = 77.0		G =		G =		G = 23.0		G =		G =		G =	
	Y = 4.5	Y = 5		Y =		Y =		Y = 6		Y =		Y =		Y =	
Duration of Analysis (hrs) = 0.25										Cycle Length C = 135.5					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate	217	2619			1826	20		0		159	0	162
Lane group cap.	322	2710			2056	918				306		584
v/c ratio	0.67	0.97			0.89	0.02				0.52		0.28
Green ratio	0.75	0.75			0.57	0.57		0.00		0.17	0.00	0.36
Unif. delay d ₁	41.8	15.5			25.5	12.8				51.2		30.7
Delay factor k	0.25	0.50			0.50	0.50				0.13		0.11
Increm. delay d ₂	5.5	11.0			6.2	0.0				1.6		0.3
PF factor	1.000	1.000			1.000	1.000				1.000		1.000
Control delay	47.3	26.5			31.7	12.8				52.8		30.9
Lane group LOS	D	C			C	B				D		C
Apprch. delay	28.1			31.5						41.8		
Approach LOS	C			C						D		
Intersec. delay	30.2			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Roosevelt Blvd.*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2005 Peak Season*

Volume and Timing Input

		EB			WB			NB			SB				
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
Num. of Lanes		0	0	0	2	0	1	0	1	1	2	1	0		
Lane Group					L		R		T	R	L	T			
Volume (vph)					664		1146		141	1340	1347	197			
% Heavy veh		0	0	0	2	0	2	0	2	2	2	2	0		
PHF		0.90	0.90	0.90	0.92	0.90	0.92	0.90	0.92	0.92	0.92	0.92	0.90		
Actuated (P/A)					A		A		A	A	P	P			
Startup lost time			2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0			
Ext. eff. green			2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0			
Arrival type			3		3	3	3		3	3	3	3			
Unit Extension			3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0			
Ped/Bike/RTOR Volume		0	0	0	0	0	616	0	0	815	0	0	0		
Lane Width			12.0		12.0	12.0	12.0		12.0	12.0	12.0	12.0			
Parking/Grade/Parking		N	0	N	N	0	N	N	0	N	N	0	N		
Parking/hr															
Bus stops/hr			0		0	0	0		0	0	0	0			
Unit Extension			3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0			
Phasing	WB Only	02		03		04		SB Only		NB Only		07		08	
Timing	G = 30.0	G =		G =		G =		G = 46.0		G = 20.0		G =		G =	
	Y = 4	Y =		Y =		Y =		Y = 3		Y = 4		Y =		Y =	
Duration of Analysis (hrs) = 0.25										Cycle Length C = 107.0					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		0		722	0	576		153	571	1464	214	
Lane group cap.				964		1583		348	799	1478	801	
v/c ratio				0.75		0.36		0.44	0.71	0.99	0.27	
Green ratio		0.00		0.28	0.00	1.00		0.19	0.50	0.43	0.43	
Unif. delay d ₁				35.1		0.0		38.5	20.5	30.3	19.6	
Delay factor k				0.30		0.11		0.11	0.28	0.50	0.50	
Increm. delay d ₂				3.3		0.1		0.9	3.1	21.3	0.8	
PF factor				1.000		0.950		1.000	1.000	1.000	1.000	
Control delay				38.4		0.1		39.4	23.6	51.5	20.5	
Lane group LOS				D		A		D	C	D	C	
Apprch. delay				21.4			26.9			47.6		
Approach LOS				C			C			D		
Intersec. delay	34.4			Intersection LOS						C		

SHORT REPORT

General Information

Analyst *RPE/TAP*
 Agency or Co.
 Date Performed *1/23/2006*
 Time Period *PM Peak*

Site Information

Intersection *US 1 & Roosevelt Blvd.*
 Area Type *All other areas*
 Jurisdiction
 Analysis Year *2007 Without Site*

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	0	0	2	0	1	0	1	1	2	1	0
Lane Group				L		R		T	R	L	T	
Volume (vph)				671		1158		142	1354	1361	198	
% Heavy veh	0	0	0	2	0	2	0	2	2	2	2	0
PHF	0.90	0.90	0.90	0.92	0.90	0.92	0.90	0.92	0.92	0.92	0.92	0.90
Actuated (P/A)				A		A		A	A	P	P	
Startup lost time		2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0	
Ext. eff. green		2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0	
Arrival type		3		3	3	3		3	3	3	3	
Unit Extension		3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	616	0	0	815	0	0	0
Lane Width		12.0		12.0	12.0	12.0		12.0	12.0	12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0		0	0	0		0	0	0	0	
Unit Extension		3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	
Phasing	WB Only	02	03	04	SB Only	NB Only	07	08				
Timing	G = 30.0	G =	G =	G =	G = 46.0	G = 20.0	G =	G =				
	Y = 4	Y =	Y =	Y =	Y = 3	Y = 4	Y =	Y =				
Duration of Analysis (hrs) = 0.25								Cycle Length C = 107.0				

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adj. flow rate		0		729	0	589		154	586	1479	215	
Lane group cap.				964		1583		348	799	1478	801	
v/c ratio				0.76		0.37		0.44	0.73	1.00	0.27	
Green ratio		0.00		0.28	0.00	1.00		0.19	0.50	0.43	0.43	
Unif. delay d ₁				35.2		0.0		38.6	20.8	30.5	19.7	
Delay factor k				0.31		0.11		0.11	0.29	0.50	0.50	
Increm. delay d ₂				3.5		0.1		0.9	3.5	23.6	0.8	
PF factor				1.000		0.950		1.000	1.000	1.000	1.000	
Control delay				38.6		0.1		39.5	24.4	54.1	20.5	
Lane group LOS				D		A		D	C	D	C	
Apprch. delay				21.4			27.5			49.8		
Approach LOS				C			C			D		
Intersec. delay	35.4			Intersection LOS						D		

SHORT REPORT

General Information				Site Information			
Analyst	RPE/TAP			Intersection	US 1 & Roosevelt Blvd.		
Agency or Co.				Area Type	All other areas		
Date Performed	1/23/2006			Jurisdiction			
Time Period	PM Peak			Analysis Year	2007 With Site		

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Num. of Lanes	0	0	0	2	0	1	0	1	1	2	1	0
Lane Group				L		R		T	R	L	T	
Volume (vph)				674		1162		142	1360	1369	198	
% Heavy veh	0	0	0	2	0	2	0	2	2	2	2	0
PHF	0.90	0.90	0.90	0.92	0.90	0.92	0.90	0.92	0.92	0.92	0.92	0.90
Actuated (P/A)				A		A		A	A	P	P	
Startup lost time		2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0	
Ext. eff. green		2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0	
Arrival type		3		3	3	3		3	3	3	3	
Unit Extension		3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	616	0	0	815	0	0	0
Lane Width		12.0		12.0	12.0	12.0		12.0	12.0	12.0	12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/hr												
Bus stops/hr		0		0	0	0		0	0	0	0	
Unit Extension		3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0	
Phasing	WB Only	02	03	04	SB Only	NB Only	07	08				
Timing	G = 30.0	G =	G =	G =	G = 46.0	G = 20.0	G =	G =				
	Y = 4	Y =	Y =	Y =	Y = 3	Y = 4	Y =	Y =				
Duration of Analysis (hrs) = 0.25				Cycle Length C = 107.0								

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adj. flow rate		0		733	0	593		154	592	1488	215	
Lane group cap.				964		1583		348	799	1478	801	
v/c ratio				0.76		0.37		0.44	0.74	1.01	0.27	
Green ratio		0.00		0.28	0.00	1.00		0.19	0.50	0.43	0.43	
Unif. delay d ₁				35.2		0.0		38.6	21.0	30.5	19.7	
Delay factor k				0.31		0.11		0.11	0.30	0.50	0.50	
Increm. delay d ₂				3.6		0.1		0.9	3.7	25.1	0.8	
PF factor				1.000		0.950		1.000	1.000	1.000	1.000	
Control delay				38.8		0.1		39.5	24.7	55.6	20.5	
Lane group LOS				D		A		D	C	E	C	
Apprch. delay				21.5			27.7			51.1		
Approach LOS				C			C			D		
Intersec. delay	36.1			Intersection LOS						D		

SHORT REPORT

General Information				Site Information			
Analyst	RPE/TAP			Intersection	US 1 & Roosevelt Blvd.		
Agency or Co.				Area Type	All other areas		
Date Performed	1/23/2006			Jurisdiction			
Time Period	PM Peak			Analysis Year	2007 With Site & New Timing		

Volume and Timing Input															
		EB			WB			NB			SB				
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT		
Num. of Lanes		0	0	0	2	0	1	0	1	1	2	1	0		
Lane Group					L		R		T	R	L	T			
Volume (vph)					674		1162		142	1360	1369	198			
% Heavy veh		0	0	0	2	0	2	0	2	2	2	2	0		
PHF		0.90	0.90	0.90	0.92	0.90	0.92	0.90	0.92	0.92	0.92	0.92	0.90		
Actuated (P/A)					A		A		A	A	P	P			
Startup lost time			2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0			
Ext. eff. green			2.0		2.0	2.0	2.0		2.0	2.0	2.0	2.0			
Arrival type			3		3	3	3		3	3	3	3			
Unit Extension			3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0			
Ped/Bike/RTOR Volume		0	0	0	0	0	616	0	0	815	0	0	0		
Lane Width			12.0		12.0	12.0	12.0		12.0	12.0	12.0	12.0			
Parking/Grade/Parking		N	0	N	N	0	N	N	0	N	N	0	N		
Parking/hr															
Bus stops/hr			0		0	0	0		0	0	0	0			
Unit Extension			3.0		3.0	3.0	3.0		3.0	3.0	3.0	3.0			
Phasing	WB Only	02		03		04		SB Only		NB Only		07		08	
Timing	G = 28.0	G =		G =		G =		G = 49.0		G = 20.0		G =		G =	
	Y = 4	Y =		Y =		Y =		Y = 3		Y = 4		Y =		Y =	
Duration of Analysis (hrs) = 0.25									Cycle Length C = 108.0						

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adj. flow rate		0		733	0	593		154	592	1488	215	
Lane group cap.				891		1583		345	762	1559	845	
v/c ratio				0.82		0.37		0.45	0.78	0.95	0.25	
Green ratio		0.00		0.26	0.00	1.00		0.19	0.48	0.45	0.45	
Unif. delay d ₁				37.7		0.0		39.1	23.2	28.4	18.2	
Delay factor k				0.36		0.11		0.11	0.33	0.50	0.50	
Increm. delay d ₂				6.3		0.1		0.9	5.1	14.3	0.7	
PF factor				1.000		0.950		1.000	1.000	1.000	1.000	
Control delay				43.9		0.1		40.0	28.3	42.7	18.9	
Lane group LOS				D		A		D	C	D	B	
Apprch. delay				24.4			30.7			39.7		
Approach LOS				C			C			D		
Intersec. delay	32.5			Intersection LOS						C		

**FDOT GENERALIZED TABLES
SEASONAL DATA**

TABLE 4 - 5
GENERALIZED PEAK HOUR TWO-WAY VOLUMES FOR FLORIDA'S
AREAS TRANSITIONING INTO URBANIZED AREAS OR
AREAS OVER 5,000 NOT IN URBANIZED AREAS*

UNINTERRUPTED FLOW HIGHWAYS						
		Level of Service				
Lanes	Divided	A	B	C	D	E
2	Undivided	180	600	1,130	1,590	2,180
4	Divided	1,790	2,900	4,190	5,420	6,160
6	Divided	2,680	4,340	6,280	8,130	9,240

STATE TWO-WAY ARTERIALS						
Class I (>0.00 to 1.99 signalized intersections per mile)						
		Level of Service				
Lanes	Divided	A	B	C	D	E
2	Undivided	**	390	1,260	1,490	1,560
4	Divided	440	2,680	3,150	3,290	***
6	Divided	670	4,110	4,730	4,930	***

Class II (2.00 to 4.50 signalized intersections per mile)						
		Level of Service				
Lanes	Divided	A	B	C	D	E
2	Undivided	**	**	1,010	1,390	1,470
4	Divided	**	360	2,340	2,940	3,090
6	Divided	**	580	3,640	4,420	4,650

Class III (more than 4.5 signalized intersections per mile)						
		Level of Service				
Lanes	Divided	A	B	C	D	E
2	Undivided	**	**	480	1,130	1,400
4	Divided	**	**	1,130	2,610	2,960
6	Divided	**	**	1,770	4,040	4,450

NON-STATE ROADWAYS						
Major City/County Roadways						
		Level of Service				
Lanes	Divided	A	B	C	D	E
2	Undivided	**	**	670	1,300	1,400
4	Divided	**	**	1,570	2,810	2,970
6	Divided	**	**	2,470	4,230	4,460

Other Signalized Roadways (signalized intersection analysis)						
		Level of Service				
Lanes	Divided	A	B	C	D	E
2	Undivided	**	**	430	900	1,150
4	Divided	**	**	990	1,940	2,300

Source:	Florida Department of Transportation Systems Planning Office 605 Suwannee Street, MS 19 Tallahassee, FL 32399-0450 http://www11.myflorida.com/planning/systems/srw/los/default.htm	02/22/02
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FREEWAYS						
		Level of Service				
Lanes		A	B	C	D	E
4		2,350	3,870	5,250	6,220	6,910
6		3,640	5,980	8,110	9,600	10,670
8		4,910	8,090	10,960	12,980	14,440
10		6,180	10,180	13,840	16,380	18,200

BICYCLE MODE						
(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						
Paved Shoulder Bicycle Lane Coverage		Level of Service				
		A	B	C	D	E
	0-49%	**	180	310	1,310	>1,310
	50-84%	**	240	390	>390	***
	85-100%	310	680	>680	***	***

PEDESTRIAN MODE						
(Note: Level of service for the pedestrian mode in this table is based on roadway geometric at 40 mph posted speed and traffic conditions, not number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown by number of directional roadway lanes to determine two-way maximum service volumes.)						
Sidewalk Coverage		Level of Service				
		A	B	C	D	E
	0-49%	**	**	**	600	1,480
	50-84%	**	**	**	940	1,800
	85-100%	**	210	1,080	>1,080	***

ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS DIVIDED/UNDIVIDED					
Lanes	Median	Left Turn Lanes	Adjustment Factors		
2	Divided	Yes	+5%		
2	Undivided	No	-20%		
Multi	Undivided	Yes	-5%		
Multi	Undivided	No	-25%		

ONE-WAY FACILITIES					
Decrease corresponding two-directional volumes in this table by 40% to obtain the equivalent one directional volume for one-way facilities.					

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are hourly two-way volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, and Pedestrian LOS Model, respectively for the automobile/truck, bicycle and pedestrian modes.

**Cannot be achieved using table input value defaults.

***Not applicable for the level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

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TABLE 4 - 5 (continued)
GENERALIZED PEAK HOUR TWO-WAY VOLUMES FOR FLORIDA'S
AREAS TRANSITIONING INTO URBANIZED AREAS OR AREAS OVER 5,000 NOT IN URBANIZED AREAS
INPUT VALUE ASSUMPTIONS

ROADWAY CHARACTERISTICS	UNINTERRUPTED FLOW FACILITIES	
	Freeways	Highways
Number of through lanes	Class II 4 - 10	2 4 - 6
Posted speed (mph)	70	50
Free flow speed (mph)	75	55
Basic segment length (mi)	3	
Interchange spacing per mile	4	
Median (ft)		Y
Left turn lanes (n _L)	1	Y
Terrain (ft)	1	1
% no passing		60
TRAFFIC CHARACTERISTICS		
Planning analysis hour factor (K)	0.100	0.096
Directional distribution factor (D)	0.55	0.55
Peak hour factor (PHF)	0.95	0.910
Base capacity (pcphpl)		1700
Heavy vehicle percent	9.0	4.0
Local adjustment factor	0.95	0.95

ROADWAY CHARACTERISTICS	INTERRUPTED FLOW FACILITIES									
	State Arterials		Non-State Roadways		Other Signalized		Bicycle		Pedestrian	
Number of through lanes	Class I 4 - 6	Class II 2	Class III 4 - 6	Major City/County 2	Other Signalized 2 - 4	Bicycle Class II 4	Pedestrian Class II 4			
Posted speed (mph)	45	45	35	40	45	40	40			
Free flow speed (mph)	55	50	40	45	45	45	45			
Median type (n _L)	r	r	r	n	r	r	r			
Left turn lanes (n _L)	Y	Y	Y	Y	Y	Y	Y			
Paved shoulder/bicycle lane (n _L)						n50%Y	n			
Outside lane width (n _L)						1	1			
Pavement condition (s/d)						1	n50%Y			
Sidewalk (s/y)						1	1			
Sidewalk/roadway separation (s/y)						1	1			
Sidewalk/roadway protective barrier (n _L)						1	1			
TRAFFIC CHARACTERISTICS										
Planning analysis hour factor (K)	0.096	0.096	0.096	0.096	0.096	0.096	0.096			
Directional distribution factor (D)	0.55	0.55	0.55	0.55	0.55	0.55	0.55			
Peak hour factor (PHF)	0.910	0.910	0.910	0.910	0.910	0.910	0.910			
Base saturation flow rate (pcphpl)	1900	1900	1900	1900	1900	1900	1900			
Heavy vehicle percent	3.0	3.0	2.0	2.0	2.0	2.0	2.0			
Local adjustment factor	0.98	0.95	0.92	0.92	0.92	0.95	0.95			
% turns from exclusive turn lanes	12	12	12	12	14	16	12			
CONTROL CHARACTERISTICS										
Signalized intersections per mile	1.5	3.0	5.0	5.0	3.0	3.0	3.0			
Arrival type (t, f)	3	4	4	4	4	4	4			
Signal type (a, s, f)	n	s	s	s	s	s	s			
Cycle length (C)	170	120	120	120	120	120	120			
Effective green ratio (g/C)	0.44	0.44	0.44	0.44	0.41	0.41	0.44			

LEVEL OF SERVICE THRESHOLDS

Level of Service	Freeways		Highways		State Two-Way Arterials		Non-State Roadways		Bicycle		Pedestrian	
	Class I	Class II	Class I	Class II	Class I	Class II	Class I	Class II	Score	Score	Score	Score
A	< 0.34	< 0.17	< 0.29	< 0.17	< 0.29	< 0.17	< 0.29	< 0.17	< 1.5	< 1.5	< 1.5	< 1.5
B	< 0.36	< 0.23	< 0.47	< 0.23	< 0.47	< 0.23	< 0.47	< 0.23	< 2.5	< 2.5	< 2.5	< 2.5
C	< 0.76	< 0.46	< 0.68	< 0.46	< 0.68	< 0.46	< 0.68	< 0.46	< 3.5	< 3.5	< 3.5	< 3.5
D	< 0.90	< 0.67	< 0.88	< 0.67	< 0.88	< 0.67	< 0.88	< 0.67	< 4.5	< 4.5	< 4.5	< 4.5
E	< 1.00	< 0.83	< 1.00	< 0.83	< 1.00	< 0.83	< 1.00	< 0.83	< 5.5	< 5.5	< 5.5	< 5.5
F	> 1.00	> 0.83	> 1.00	> 0.83	> 1.00	> 0.83	> 1.00	> 0.83	> 5.5	> 5.5	> 5.5	> 5.5

v/c = Demand to Capacity Ratio

% FFS = Percent Free Flow Speed

ATS = Average Travel Speed

02/2002

Florida Department of Transportation
Transportation Statistics Office
2004 Peak Season Factor Category Report

MOCF = 0.89

MONROE COUNTYWIDE

Category: 9000

<u>Week</u>	<u>Dates</u>	<u>SF</u>	<u>PSCF</u>
1	01/01/2004 - 01/03/2004	1.05	1.18
2	01/04/2004 - 01/10/2004	1.01	1.13
3	01/11/2004 - 01/17/2004	0.97	1.09
4	01/18/2004 - 01/24/2004	0.95	1.07
* 5	01/25/2004 - 01/31/2004	0.93	1.04
* 6	02/01/2004 - 02/07/2004	0.92	1.03
* 7	02/08/2004 - 02/14/2004	0.90	1.01
* 8	02/15/2004 - 02/21/2004	0.88	0.99
* 9	02/22/2004 - 02/28/2004	0.87	0.98
* 10	02/29/2004 - 03/06/2004	0.86	0.97
* 11	03/07/2004 - 03/13/2004	0.86	0.97
* 12	03/14/2004 - 03/20/2004	0.85	0.96
* 13	03/21/2004 - 03/27/2004	0.87	0.98
* 14	03/28/2004 - 04/03/2004	0.89	1.00
* 15	04/04/2004 - 04/10/2004	0.91	1.02
* 16	04/11/2004 - 04/17/2004	0.92	1.03
* 17	04/18/2004 - 04/24/2004	0.94	1.06
18	04/25/2004 - 05/01/2004	0.95	1.07
19	05/02/2004 - 05/08/2004	0.96	1.08
20	05/09/2004 - 05/15/2004	0.98	1.10
21	05/16/2004 - 05/22/2004	0.98	1.10
22	05/23/2004 - 05/29/2004	0.98	1.10
23	05/30/2004 - 06/05/2004	0.98	1.10
24	06/06/2004 - 06/12/2004	0.98	1.10
25	06/13/2004 - 06/19/2004	0.99	1.11
26	06/20/2004 - 06/26/2004	0.98	1.10
27	06/27/2004 - 07/03/2004	0.97	1.09
28	07/04/2004 - 07/10/2004	0.96	1.08
29	07/11/2004 - 07/17/2004	0.96	1.08
30	07/18/2004 - 07/24/2004	0.98	1.10
31	07/25/2004 - 07/31/2004	1.01	1.13
32	08/01/2004 - 08/07/2004	1.04	1.17
33	08/08/2004 - 08/14/2004	1.07	1.20
34	08/15/2004 - 08/21/2004	1.09	1.22
35	08/22/2004 - 08/28/2004	1.16	1.30
36	08/29/2004 - 09/04/2004	1.22	1.37
37	09/05/2004 - 09/11/2004	1.28	1.44
38	09/12/2004 - 09/18/2004	1.34	1.51
39	09/19/2004 - 09/25/2004	1.28	1.44
40	09/26/2004 - 10/02/2004	1.22	1.37
41	10/03/2004 - 10/09/2004	1.15	1.29
42	10/10/2004 - 10/16/2004	1.09	1.22
43	10/17/2004 - 10/23/2004	1.08	1.21
44	10/24/2004 - 10/30/2004	1.07	1.20
45	10/31/2004 - 11/06/2004	1.06	1.19
46	11/07/2004 - 11/13/2004	1.05	1.18
47	11/14/2004 - 11/20/2004	1.04	1.17
48	11/21/2004 - 11/27/2004	1.05	1.18
49	11/28/2004 - 12/04/2004	1.05	1.18
50	12/05/2004 - 12/11/2004	1.05	1.18
51	12/12/2004 - 12/18/2004	1.05	1.18
52	12/19/2004 - 12/25/2004	1.01	1.13
53	12/26/2004 - 12/31/2004	0.97	1.09

Note: "*" indicates peak season week

2005 LEVEL OF SERVICE TABLE

2005 LEVEL OF SERVICE AND RESERVE CAPACITY

SEGMENT	LENGTH (miles)	FACILITY TYPE	POSTED SPEED		ADJ. FOR SIGNAL (mph)	ADJUSTED LOS C CRITERIA (mph)	MEDIAN TRAVEL SPEED (mph)	LOS	RESERVE SPEED (mph)	2005		2004	
			Limits (mph)	Average (mph)						MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)	MAXIMUM RESERVE VOLUME (trips)	5% ALLOCATION BELOW LOS C (trips)
1 Stock Island (4.0 - 5.0)	1.1	4-L/D	30/35/45	38.3	N/A	22.0	30.2	B	8.2	1,494	N/A	8,456	N/A
2 Boca Chica (5.0- 9.0)	3.9	4-L/D	55/45	54.1	N/A	49.6	55.8	A	6.2	4,004	N/A	5,577	N/A
3 Big Coppitt (9.0- 10.5)	1.5	2-L/U	45/55	49.7	N/A	45.2	44.7	D	-0.5	0	426	231	N/A
4 Saddlebunch (10.5- 16.5)	5.8	2-L/U	45/55	54.1	N/A	49.6	50.9	C	1.3	1,249	N/A	3,945	N/A
5 Sugarloaf (16.5- 20.5)	4.0	2-L/U	45/55	52.1	N/A	47.6	46.6	D	-1.0	0	885	489	N/A
6 Cudjoe (20.5- 23.0)	2.5	2-L/U	45/55	45.5	N/A	41.0	47.8	A	6.8	2,815	N/A	2,928	N/A
7 Summerland (23.0- 25.0)	2.2	2-L/U	45	45.0	N/A	40.5	45.7	B	5.2	1,894	N/A	2,151	N/A
8 Ramrod (25.0- 27.5)	2.3	2-L/U	45	45.0	N/A	40.5	47.8	A	7.3	2,780	N/A	2,251	N/A
9 Torch (27.5- 29.5)	2.1	2-L/U	45	45.0	N/A	40.5	46.8	A	6.3	2,191	N/A	2,478	N/A
10 Big Pine (29.5- 33.0)	3.4	2-L/U	45	45.0	2.9	37.8	36.4	D	-1.2	0	406	659	N/A
11 Bahia Honda (33.0- 40.0)	7.0	2-L/U (70%) 4-L/D (30%)	45/50/55	52.1	N/A	47.6	52.6	B	5.0	5,796	N/A	5,698	N/A
12 7-Mile Bridge (40.0- 47.0)	6.8	2-L/U	55	55.0	N/A	50.5	56.6	A	6.1	6,869	N/A	2,881	N/A
13 Marathon (47.0- 54.0)	7.3	2-L/U (13%) 4-L/D (87%)	35/45	42.2	N/A	22	35.2	A	13.2	15,957	N/A	16,000	N/A
14 Grassy (54.0- 60.5)	6.4	2-L/U	45/55	54.4	N/A	49.9	49.5	D	-0.4	0	2225	389	N/A
15 Duck (60.5- 63.0)	2.7	2-L/U	55	55.0	N/A	50.5	53.6	B	3.1	1,386	N/A	1,735	N/A
16 Long (63.0- 73.0)	9.9	2-L/U	55/45	53.5	N/A	49	50.8	C	1.8	2,951	N/A	6,452	N/A
17 L Matecumbe (73.0- 77.5)	4.5	2-L/U	55	55.0	N/A	50.5	50.0	D	-0.5	0	1516	0	1,881
18 Tea Table (77.5- 79.5)	2.2	2-L/U	55/45	54.6	N/A	50.1	49.9	D	-0.2	0	835	0	512
19 U Matecumbe (79.5- 84.0)	4.1	2-L/U	45	45.0	N/A	40.5	39.1	D	-1.4	0	397	257	N/A
20 Windley (84.0- 86.0)	1.9	2-L/U	45	45.0	7.5	33.0	41.8	A	8.8	2,769	N/A	2,814	N/A
21 Plantation (86.0- 91.5)	5.8	2-L/U	45	45.0	2.2	38.3	39.4	C	1.1	1,057	N/A	1,753	N/A
22 Tavernier (91.5- 99.5)	8.0	4-L/D	45/50	47.1	1.0	41.6	47.7	A	6.1	8,081	N/A	8,918	N/A
23 Key Largo (99.5- 106.0)	6.8	4-L/D	45	45.0	3.3	37.2	44.7	A	7.5	8,446	N/A	9,492	N/A
24 Cross (106.0- 112.5)	6.2	2-L/U	45/55	51.8	N/A	47.3	44.4	D	-2.9	0	0	0	67
Overall	108.4					45.0	45.3	C	0.3				

REDUCED SITE PLANS

Appendix 7

Development Agreement

DEVELOPMENT AGREEMENT
KING'S POINTE MARINA AND RESORT
MONROE COUNTY, FLORIDA

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into by and between the County of Monroe ("County "), a subdivision of the state of Florida, The Florida Department of Community Affairs ("DCA") and King's Pointe Marina LLC ("KPM"), a Florida limited liability corporation, pursuant to Sections 9.5-101 and 9.5-102 of the Code of Ordinances for the County of Monroe, the Florida Local Government Development Agreement Act, Sections 163.3220-163.3243, Florida Statutes (2002), Sections 308.032(3) and 380.0552 Florida Statutes (2004) , and is binding on the Effective Date set forth herein.

WITNESSETH:

WHEREAS, KPM is the owner of real property in Monroe County, Florida, located within County at the intersection of Maloney Avenue and Peninsular Avenue on Stock Island, consisting of three parcels with approximately 9.46 acres of uplands (the "Marina Parcel") as more particularly described in the boundary survey attached hereto as Exhibit A and incorporated by reference; and

WHEREAS, principals of KPM are also the owners of real property in Monroe County, Florida, located within County at approximately mile marker 20 on the Oceanside/South side of U.S. 1, commonly known as the Lazy Lakes Campground, consisting of one parcel with a total of approximately 12.55 acres of uplands, developed with 50 mobile homes and 50 recreational vehicles sites, all of which represent ROGO exemptions and the parcels are more particularly described in the boundary survey attached hereto as Exhibit B and incorporated by reference; and

WHEREAS, in numerous ordinances adopted over the past year or two, County has expressed its desire to encourage development and redevelopment of marinas in the County when that redevelopment increases or maintains access to water and waterfront areas, enhances the economy of the County for the benefit of its residents, improve the good appearance of the County, enhance the County's ability to support needed improvements in infrastructure, encourage the provision of needed affordable housing and encourage other redevelopment efforts for the economic growth, prosperity and welfare of the residents of County; and

WHEREAS, the County at every opportunity has encouraged the provision of affordable housing by changing the land development regulations, and entering into development agreements to provide incentives for the private development of affordable housing and also pursued opportunities for creating public-private partnerships to create such housing; and

WHEREAS, the Oceanside marina, now King's Pointe Marina, has been a landmark marina in the County for more than 40 years; and

WHEREAS, the KPM employs a number of persons who reside in County, is an integral part of the economy of County and the Stock Island, attracts tourism to County and the Stock Island; and

WHEREAS, redevelopment of King's Pointe Marina will further the County's policy of encouraging redevelopment of marinas in a manner consistent with protecting this vital part of the economy in the County; and

WHEREAS, the present King's Pointe Marina development consists of 158 dry slips, 22 condo units, 96 wet slips and associated commercial development including restaurant, lounge and ship's store; and

WHEREAS, KPM further desires to upgrade and improve the King's Pointe Marina

Property by, addressing storm-water runoff, providing for employee/affordable housing in another location, upgrading marina pump-out facilities to meet current standards, and bringing the development on the Property into compliance with setback, open space, buffer yard, and other similar requirements in the County's LDRs; and

WHEREAS, principals of KPM also own property known as the Jabour property in the City of Key West from which both the City of Key West and FDCA recognize that there are at least 48 transferable development rights which may be used for market rate units in the community; and

WHEREAS, the development described in the preceding recitals, including the transferable units located in the City of Key West, was in existence at the time of the 1990 Census, which formed the basis of the County's dwelling unit allocation ordinance, also known as Residential ROGO (herein "ROGO"), codified at Sections 9.5-121 through 9.5-129 of the County Code; and

WHEREAS, the King's Pointe Marina units are recognized by ROGO, are exempt from the requirement to obtain ROGO allocations in order to be redeveloped, and therefore are entitled to ROGO exemptions under Section 9.5-120.4(d) of the County Code, in that redevelopment or replacement of the units does not increase the hurricane evacuation times for residential units in the County; and

WHEREAS, the redevelopment of the King's Pointe Marina Property authorized by this Agreement recognizes the ROGO exemptions attributable to the 32 of the 48 units in the City of Key West and authorizes a transfer of density and a transfer of ROGO exemptions or development rights to the King's Pointe site; and

WHEREAS, the King's Pointe Marina Property is presently zoned Mixed Use (MU); and

WHEREAS, the upland land area on the King's Pointe Property is sufficient to meet the density and intensity requirements in the County Code for all development approved in this Agreement; and

WHEREAS, KPM has been working with County on a development agreement that would allow the redevelopment of the King's Pointe Marina Property as provided in this Agreement; and

WHEREAS, KPM has provided public notice of the parties' intent to consider entering into this Agreement by advertisement published in a newspaper of general circulation and readership in County, posting the King's Pointe Marina Property subject to this Agreement, and mailed notice to the persons and entities shown on the most recent Monroe County Tax Roll to be the owners of property lying within 300 feet of the boundaries of the King's Pointe Marina Property subject to this Agreement; and

WHEREAS, the County Planning Commission held an advertised public hearing on _____, 2006, to consider this Agreement, and recommended _____ approval of the Agreement to the County Commission; and

WHEREAS, the County Commissioners of Monroe County held an advertised public hearing on _____, 2006 to consider this Agreement and the recommendation of the Planning Commission, and to accept and encourage public input with respect to the proposal of KPM contained in this Agreement, and has considered the Planning Commission recommendation, the County staff report, and public input; and

WHEREAS, the County Commissioners of Monroe County has determined that this Agreement is in the public interest, is consistent with its policy to encourage the redevelopment of marinas in County consistent with maintaining water access, and will further the health, safety

and welfare of the residents of County.

NOW, THEREFORE, in consideration of the mutual promises and undertakings contained herein, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

I. RECITALS. The foregoing Recitals are a part of this Agreement on which the parties have relied and are incorporated into this Agreement by reference.

II. PURPOSES OF AGREEMENT.

The purposes of this Agreement are as follows:

A. To authorize the redevelopment of the King's Pointe Marina Property consistent with the County's land development regulations, and Future Land Use Element Policy 101.4.23 (recognition of legally established units) and Policy 601.1.5 encouraging private initiatives for the provision of affordable housing; and

B. To recognize ROGO exemptions attributable to 32 multi family units owned by KPM attributable to the Jabour Property in the City of Key West; and

C. To allow redevelopment of 32 units on the Marina Parcel and to authorize the provision of affordable/employee housing utilizing 45 ROGO exemptions from ROGO-exempt existing upland units on the Lazy Lakes Property to be constructed by KPM within a period of three (3) years of the effective date of this agreement; and

D. To allow the transfer and redevelopment of 55 market rate units from the Lazy Lakes elsewhere from the ROGO exempt existing upland units on the Lazy Lakes Property; and

D. To facilitate the permanent removal of at-risk RV units on the Lazy Lakes Property and development of ROGO-exempt units on suitable uplands in structures that meet

wind load standards for tropical storms and hurricanes; and

E. To secure the ability for KPM to further lessen the environmental impacts of the development on the Property by connecting to the Stock Island wastewater facility, appropriately addressing stormwater runoff, upgrading marina pump-out facilities, and bringing the development on the Property into compliance with setback, open space, buffer yard and other applicable LDRs.

III. DEFINITIONS.

For the purposes of this Agreement, the following terms shall have the following definitions:

Affordable Housing shall mean housing as defined in Sections 9.5-4(A-5) and 9.5-266 of the County, restricted to use as affordable housing for persons or households meeting the income criteria described in the regulations for a period of fifty (50) years, renewable by County for two successive periods of fifty (50) years each. One or more such restrictive covenants shall be recorded in the public records of Monroe County, Florida, by the Owner, at its sole expense, prior to issuance of a certificate of occupancy for each unit to which the recorded restriction applies, with copies of the recorded restriction(s) provided to County and to the state land planning agency within a reasonable time after recordation.

Agreement shall refer to this Development Agreement, as the same may be subsequently amended, modified or supplemented pursuant to its terms and provisions and pursuant to the provisions of Sections 163.3220 and 308.032(3), et. Seq., Florida Statutes.

Annual Report shall refer to the report filed by KPM with County and (as and when applicable) the state land-planning agency.

County Code or *LDRs* shall refer to the land development regulations in the Code of

Ordinances of the County of County.

Comprehensive Plan shall refer to County's Comprehensive Plan,

Development shall refer to the development of the King's Pointe or Lazy Lakes Property for uses permitted by the Comprehensive Plan and the County Code, subject to the conditions, obligations, restrictions and terms contained in this Agreement.

Effective Date shall refer to the date this Agreement becomes effective, as set forth herein.

King's Pointe or Lazy Lakes shall refer to one or more of the parcels of real property located in County that are subject to this Agreement.

Public Facilities shall refer to those facilities that are specifically described in Section 163.3221, Florida Statutes, and as set forth in this Agreement.

State land planning agency shall refer to the State of Florida Department of Community Affairs, or any successor agency.

Vacation Rental Use shall refer to uses allowed by sections 9.5-534 Monroe County Code.

2010 wastewater standards means the best available treatment standards established by Laws of Florida 99-395 for onsite sewage treatment and disposal systems, codified in Section 381.0065, Florida Statutes.

IV. STATUTORY AND CODE REQUIREMENTS.

The parties recognize the binding effect of the Florida Local Government Development Agreement Act, Sections 163.3221, *et seq.*, and 380.032(3) and 380.0552(2004) Florida Statutes, as to the form and content of this Agreement and in accordance therewith set forth and agree to the following:

A. Legal Description and Ownership.

KPM is the sole owner of the King's Pointe Marina Property that is subject to this Agreement, as described in the Boundary Survey prepared by Fred Hildebrandt LS drawing 02-207 attached hereto as Exhibit A.

B. Duration of Agreement.

This Agreement shall remain in effect for ten (10) years from its effective date as defined herein.

C. Existing Development.

Existing development on the King's Pointe Marina Property is identified on the survey attached hereto as Exhibits A and incorporated herein by reference.

D. Permitted Uses; Affordable Housing; Transfer of Units from the City of Key West

1. The development permitted on the King's Pointe Marina shall consist of those uses set forth herein, as identified on the Conceptual Site Plans attached hereto and incorporated by reference.

2. KPM or a related third party shall develop forty five (45) affordable/employee housing units on the Lazy Lakes parcels. KPM shall obtain certificates of occupancy for the affordable/employee housing units prior to or concurrently with construction and issuance of certificates of occupancy for the last unit authorized by this Agreement at King's Pointe Marina. KPM or a related third party shall execute one or more deed restrictions restricting the use of the affordable units to use as affordable housing for a period of fifty (50) years, renewable by County for two (2) additional fifty (50) year periods, and record same in the public records of Monroe County, Florida, at the Owner's sole expense, prior to issuance of a certificate of

occupancy for each unit to which the recorded restriction applies. Copies of the recorded restriction(s) shall be provided to the County and to the state land-planning agency within a reasonable time after recordation.

3. All residential units developed on the King's Pointe Marina Property under this Development Agreement may be used as transient residential units as defined in this Agreement, but the owners of individual units in the homeowner's association or condominium may maintain a permanent residence at a unit on the King's Pointe Property.

4. For the duration of this Agreement, the parties agree that any and all of the approved development shall adhere to, conform to, and be controlled by this Agreement, the exhibits attached hereto and incorporated by reference, the County Land Development Regulations and the Comprehensive Plan governing the development of the King's Pointe Property on the effective date of this Agreement. In the event that all or a portion of the existing or authorized development subject to this Agreement should be destroyed by storm, fire, or other common disaster, KPM, its grantees, successors, or assigns shall have the absolute right to rebuild or repair the affected structure(s) and reinitiate the prior approved use so long as such development is in compliance with this Agreement.

5. The following exhibits are attached hereto and incorporated by reference:

Exhibit A Boundary survey prepared by Fred Hildebrandt L drawing 02 -207,

Exhibit B Site survey of Lazy Lakes property by Keith and Schnars PA,
Project 15943C, Field book 978/28-39.

Exhibit C Conceptual Site Plans March 29, 2006 Conceptual Site Plan sheets
S-1 through S-5 and sheet L-1

KPM shall not be bound by this Agreement to the building layout depicted (for illustrative purposes only) on the attached Conceptual Site Plans. Final Site Plans shall be configured as otherwise set forth herein and as permitted by the County LDRs, provided the densities and intensities set forth in this Agreement are met.

6. Applicable Density, Intensity and Building Heights. Density and intensity shall be as provided in this Agreement. Maximum building height shall be thirty-five (35) feet.

7. The thirty two (32) residential units to be established on the site are derived from 32 ROGO exempt units owned by principals of KPM which are recognized by the City of Key West and Monroe County and are subject to use on the King's Pointe property as enabled by a separate inter-local agreement between the City and the County

F. Public Facilities;

1. The Florida Keys Aqueduct Authority provides domestic potable water.
2. Electric service is provided by the Florida Keys Electric Co-Op.
3. Solid waste service is provided by County Garbage Service.
4. King's Pointe Marina shall provide wastewater and sewage collection and disposal by connection to the Stock Island Wastewater collection and treatment system at the time of building permit application.

6. Educational Facilities. The resort and commercial development of the King's Pointe Marina Property, as contemplated by this Agreement, does not impact upon educational facilities. The King's Pointe Marina Property is currently served by the following schools, operated by the Monroe County School Board: Key West County High School, Glynn Archer Middle School and Gerald Adams Elementary School.

7. Recreational Facilities. The King's Pointe Marina Property includes recreational facilities for owners and guests of King's Pointe Marina, including swimming and boating opportunities. Therefore, redevelopment of the Property will have no impact on public

recreation facilities.

8. Any increased impacts on public facilities or public services attributable to each unit of the development, and the cost of capital improvements to meet the associated demand on such facilities or services, shall be assured by payment to County, concurrent with the issuance of the building permits for each unit, of any County impact fees required by Ordinance then in effect, as well as by payment by KPM of any applicable utility system development fees

G. Local Development Permits.

1. The following is a list of all development permits approved or needed to be approved for the development of the property as specified and requested in this Agreement:

- a. This Development Agreement;
- b. Major Conditional Use approval or amendment of the existing Major Conditional Use approval;
- c. The final site plan, landscape plan, drainage plan, building elevations and floor plans;
- d. Building and related construction permits for all main and accessory structures, land clearing, and landscaping. At any time any building permit is applied for, KPM shall demonstrate compliance with all applicable federal, state and municipal disabled-access regulations in effect at the time of application;
- e. Federal, state, regional, and local permits for storm-water runoff and dredge and fill activities, when necessary and if required.
- f. Inter- local agreement between the City of Key West and Monroe County for the transfer of 32 residential units (ROGO exemptions) from the City to the County.

2. Nothing in this Agreement shall preclude the parties from applying additional

conditions, by mutual agreement, during final site plan review or permitting.

H. Finding of Consistency.

By entering into this Agreement, County and DCA find that the development permitted or proposed herein is consistent with and furthers the Comprehensive Plan (as defined herein), applicable LDRs and the Principles for Guiding Development for the Florida Keys Area of Critical State Concern set forth at Section 380.0552(7), Florida Statutes.

I. Reservations or Dedications of Land for Public Purposes.

The parties anticipate that KPM may reserve or dedicate land for public purposes in connection with the development authorized by this Agreement, but are currently unaware of the specifics of such reservation(s) or dedication(s). Reservations and dedications for public purposes in connection with this Agreement will be as required by County's Comprehensive Plan and County Code. Such reservations or dedications may include, by way of example, easements necessary for the provision of stormwater, utility, and wastewater services to the Property.

J. Mutual Cooperation. County and KPM agree to cooperate fully with and assist each other in the performance of the provisions of this Agreement.

K. Development to Comply with Permits and County Comprehensive Plan and Code Provisions. The development described in and authorized by this Agreement shall be developed in accordance with all required permits, and in accordance with all applicable provisions of the County's Comprehensive Plan and County Code in effect on the date of execution of this Agreement. No certificate of occupancy for an individual building shall be issued until all plans for that building are approved by County and KPM has complied with all conditions in permits issued by County and other regulatory entities for that building.

L. Compliance With Permits, Terms, Conditions, and Restrictions Not Identified Herein. The failure of this Agreement to address a particular permit, condition, term, or restriction shall not relieve KPM of the necessity of complying with the law governing said permitting requirements, conditions, terms, or restrictions.

M. Laws Governing.

a. For the duration of this Agreement, all approved development of King's Pointe Marina shall comply with and be controlled by this Agreement and provisions of the County's Comprehensive Plan and County Code in effect on the date of execution of this Agreement, inclusive of text changes and rezoning approved by the County Commission on the date of County's approval of this Agreement, if any. The parties do not anticipate that County will apply subsequently adopted laws and policies to King's Pointe, except as expressly provided in this Agreement.

b. Pursuant to Section 163.3233, Florida Statutes, County may apply subsequently adopted laws and policies to King's Pointe Marina only if County holds a public hearing and determines that: (a) the new laws and policies are not in conflict with the laws and policies governing the Agreement and do not prevent development of the land uses, intensities, or densities set forth in this Agreement; (b) the new laws and policies are essential to the public health, safety, or welfare, and County expressly states that they shall apply to the development that is subject to this Agreement; (c) County demonstrates that substantial changes have occurred in pertinent conditions existing at the time of approval of this Agreement; or (d) the Agreement is based on substantially inaccurate information supplied by KPM. However, nothing in this Agreement shall prohibit the parties from mutually agreeing to apply subsequently adopted laws to King's Pointe.

c. If state or federal laws enacted after the effective date of this Agreement preclude any party's compliance with the terms of this Agreement, it shall be modified as is necessary to comply with the relevant state or federal laws. However, this Agreement shall not be construed to waive or abrogate any rights that may vest pursuant to common law.

N. Amendment, Renewal, and Termination. This Agreement may be amended, renewed, or terminated as follows:

a. As provided in Section 163.3237, Florida Statutes, this Agreement may be amended by mutual consent of the parties to this Agreement or by their successors in interest. Amendment under this provision shall be accomplished by an instrument in writing signed by the parties or their successors.

b. As provided in Section 163.3229, Florida Statutes, this Agreement may be renewed by the mutual consent of the parties, subject to the public hearing requirements in Section 163.3225, Florida Statutes and applicable LDRs: the County shall conduct at least two (2) public hearings, one of which may be held by the local planning agency at the option County. Notice of intent to consider renewal of the Agreement shall be advertised approximately seven (7) days before each public hearing in a newspaper of general circulation and readership in County, and shall be mailed to all affected property owners before the first public hearing. The day, time, and place at which the second public hearing will be held shall be announced at the first public hearing. The notice shall specify the location of the land subject to the Agreement; the development uses on King's Pointe, the population densities, and the building intensities and height and shall specify a place where a copy of the Agreement can be obtained.

c. This Agreement may be terminated by KPM or its successor(s) in interest following a breach of this Agreement upon written notice to County as provided in this

Agreement.

d. Pursuant to Section 163.3235, Florida Statutes, this Agreement may be revoked by County if, on the basis of competent substantial evidence, there has been a failure by KPM to comply with the terms of this Agreement.

e. This Agreement may be terminated by mutual consent of the parties.

O. Breach of Agreement and Cure Provisions.

a. If County concludes that there has been a material breach in this Agreement by KPM, prior to revoking this Agreement, County shall serve written notice on KPM identifying the term or condition County contends has been materially breached and providing KPM with ninety (90) days from the date of receipt of the notice to cure the breach or negotiate an amendment to this Agreement. Each of the following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of KPM, shall be considered a material breach of this Agreement: (1) failure to comply with the provisions of this Agreement; and (2) failure to comply with terms and conditions of permits issued by County or other regulatory entity for the development authorized by this Agreement.

b. If KPM concludes that there has been a material breach in the terms and conditions of this Agreement by County, KPM shall serve written notice on County identifying the term or condition the KPM contends has been materially breached and providing County with thirty (30) days from the date of receipt of the notice to cure the breach. The following events, unless caused by fire, storm, flood, other Act of God, or events beyond the control of County, shall be considered a material breach of this Agreement: failure to comply with the provisions of this Agreement; failure to timely process any application for site plan approval or other development approval required to be issued by County for the development/redevelopment

authorized by this Agreement.

c. If a material breach in this Agreement occurs and is not cured within the time periods provided above, the party that provided notice of the breach may elect to terminate this Agreement or may seek to enforce this Agreement as provided herein.

d. If either party waives a material breach in this Agreement, such a waiver shall not be deemed a waiver of any subsequent breach.

P. Notices. All notices, demands, requests, or replies provided for or permitted by this Agreement, including notification of a change of address, shall be in writing to the addressees identified below, and may be delivered by any one of the following methods: (a) by personal delivery; (b) by deposit with the United States Postal Service as certified or registered mail, return receipt requested, postage prepaid; or (c) by deposit with an overnight express delivery service with a signed receipt required. Notice shall be effective upon receipt. The addresses and telephone numbers of the parties are as follows:

TO KPM:

Mr. Everett Atwell
KPM LLC
1115 Marbella Plaza Drive
Tampa, Florida 33619
Telephone: (813) 663 0401

With a copy by regular U.S. Mail to:

Mr. Timothy Koenig, Esquire
Feldman, Koenig and Highsmith, P.A.
3158 Northside Drive
Key West, Florida 33040
Telephone: (305) 296-8851

TO County:

Thomas J. Willi, County Administrator
County of Monroe
1100 Simonton Street
Key West, Florida 33040
Telephone: (305) 292-4441

With a copy by regular U.S. Mail to:

Suzanne Hutton, Esquire
Acting County Attorney
502 Whitehead Street, 3rd floor
Key West, Florida 33040
Telephone: (305) 292 3470

Q. Annual Report. On the anniversary date of the Effective Date of this Agreement, KPM shall provide County with a report identifying (a) the amount of development authorized by this Agreement that has been completed, (b) the amount of development authorized by this Agreement that remains to be completed, and (c) any changes to the plan of development that have occurred during the one (1) year period from the Effective Date of this Agreement or from the date of the last annual report.

R. Enforcement. In accordance with Section 163.3243, Florida Statutes, any party to this Agreement, any aggrieved or adversely affected person as defined in Section 163.3215(2), Florida Statutes, or the State Land Planning Agency may file an action for injunctive relief in the circuit court of Monroe County, Florida, to enforce the terms of this Agreement or to challenge the compliance of this Agreement with the provisions of Sections 163.3220-163.3243, Florida Statutes.

S. Binding Effect. This Agreement shall be binding upon the parties hereto, their successors in interest, heirs, assigns, and personal representatives.

T. Assignment. This Agreement may not be assigned without the written consent of

the parties.

U. **Severability.** In the event any provision, paragraph or section of this Agreement is determined to be invalid or unenforceable by a court of competent jurisdiction, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

V. **Applicable Law.** This Agreement was drafted and delivered in the State of Florida and shall be construed and enforced in accordance with the laws of the State of Florida.

W. **Litigation; Attorney's Fees; Venue; Waiver of Right to Jury Trial.** As between County and KPM, in the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all reasonable costs incurred with respect to such litigation, including reasonable attorney's fees. This includes, but is not limited to, reimbursement for such reasonable attorneys' fees and costs incurred with respect to any appellate, bankruptcy, post-judgment, or trial proceedings related to this Agreement. Venue for any legal proceeding arising out of this Agreement shall be in Monroe County, Florida. The parties to this Agreement waive the right to a jury trial in any litigation arising out of or initiated under this Agreement.

X. **Use of Singular and Plural.** Where the context requires, the singular includes the plural, and the plural includes the singular.

Y. **Duplicate Originals; Counterparts.** This Agreement may be executed in any number of originals and in counterparts, all of which evidence one Agreement. Only one original is required to be produced for any purpose.

Z. **Headings.** The headings contained in this Agreement are for identification purposes only and shall not be construed to amend, modify, or alter the terms of the

Agreement.

AA. **Entirety of Agreement.** This Agreement incorporates or supersedes all prior negotiations, correspondence, conversations, Agreements, or understandings regarding the matters contained herein. The parties agree that there are no commitments, Agreements, or understandings concerning the subjects covered by this Agreement that are not contained in or incorporated into this document and, accordingly, no deviation from the terms hereof shall be predicated upon any prior representations or Agreements, whether written or oral. This Agreement contains the entire and exclusive understanding and Agreement among the parties and may not be modified in any manner except by an instrument in writing signed by the parties.

BB. **Recording; Effective Date.** KPM shall record this Agreement in the public records of Monroe County, Florida, within fourteen (14) days after the date of this Agreement. A copy of the recorded Agreement showing the date, page and book where recorded shall be submitted to the State Land Planning Agency by hand delivery, registered or certified United States mail, or by a delivery service that provides a signed receipt showing the date of delivery, within fourteen (14) days after the Agreement is recorded. KPM shall also provide a copy of the recorded Agreement to County within the same time period. This Agreement shall become effective thirty (30) days after the date it is recorded in the public records of Monroe County, Florida, and received by the State Land Planning Agency.

CC. **Date of Agreement.** The date of this Agreement is the date the last party signs and acknowledges this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year below written. Signed, sealed, and delivered in the presence of:

KPM, Ltd., a Florida Limited Liability Corporation

King's Pointe Marina Development Agreement

_____, 2005

By _____
EVERETT ATWELL

Signed, sealed, and delivered in the presence of:

Signature

Name of Witness (printed or typed)

Signature

Name of Witness (printed or typed)

STATE OF FLORIDA)
County OF MONROE)

The foregoing Agreement was acknowledged before me on this ____ day of _____
2005, by EVERETT ATWELL, and the respective witnesses,
_____ and _____, who are
either personally known to me or produced Florida drivers licenses as identification.

_____(SEAL)
Notary Public

Name (typed, printed or stamped)
My commission expires:

On the _____ day of _____ 2006, the County Council of the County of County
approved this Agreement by Resolution No. _____

County OF County

By _____
Charles McCoy, MAYOR

ATTEST:

Danny Kolhage, County Clerk

APPROVED AS TO FORM AND LEGAL
SUFFICIENCY:

Suzanne Hutton.
County Attorney

Appendix 8

Inter-Local Agreement

KING'S POINTE ROGO UNIT TRANSFER
INTERLOCAL AGREEMENT

This Agreement is made and entered into by MONROE COUNTY, a political subdivision of the State of Florida, whose address is 1100 Simonton Street, Key West, FL 33040, ("COUNTY"), and the City of Key West, a municipal corporation of the State of Florida, whose address is 525 Angela Street, Key West, Florida 33040 (the "CITY").

WHEREAS, the COUNTY, and the CITY of Key West, have a significant lack of affordable housing; and

WHEREAS, a significant portion of Key West's workforce, which requires affordable housing, lives in nearby areas of the County; and

WHEREAS, the City of Key West benefits from affordable housing whether located in the City or in the nearby County; and

WHEREAS, Lazy Lakes Campground at mile marker 20 on Upper Sugarloaf Key contains 100 units of Mobile Home and RV space development; and

WHEREAS, Sugarloaf Key and Lazy Lakes is located in the nearby County; and

WHEREAS, as a result of the City approval of a **settlement** agreement between Caroline Street Partners, LLC and the Florida Department of Community Affairs (FDCA) regarding development rights at the Jabour Trailer court property in the City, there are up to forty eight (48) transferable Rate of Growth Ordinance (ROGO) exemptions for market rate residential units which the settlement agreement determined could be transferred from the Jabour site to another site; and

WHEREAS, the COUNTY is currently processing major conditional use and development agreement applications for the redevelopment of the Oceanside Marina property to be known as King's Pointe Marina on Stock Island and more particularly described in Exhibit "A" survey of the property; and

Whereas, as an integral part of the redevelopment scheme at King's Pointe, the principals in the ownership of King's Pointe will develop 45 units of affordable housing at the Lazy Lakes property and sell the underlying land to Monroe County in order to maintain the affordability of the units; and

WHEREAS, Florida Statutes, Section 163.01(2) Florida Interlocal Cooperation Act of 1969, states "It is the purpose of this section to permit local governmental units to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage and thereby to provide services and facilities in a manner and pursuant to forms of governmental organization that will accord best with geographic, economic, population, and other factors influencing the needs and development of local communities."; and

WHEREAS, CITY and COUNTY have determined that this agreement is in the best interests of the public; and

WHEREAS, the parties desire to enter into an interlocal agreement to allow the transfer of 32 market rate ROGO exempt units out of the City of Key West and into the County of Monroe for assignment to the property described in Exhibit "A".

NOW, THEREFOR, the parties to this Agreement agree as follows:

1. **TRANSFER.** CITY and COUNTY agree to allow the transfer of 32 privately held market rate ROGO exempt units from the City of Key West to the County and to be assigned to the 32 unit King's Pointe Marina redevelopment on a parcel of land described by Exhibit "A", whose assignment to that property will enable the developer of King's Pointe to develop 45 units of affordable housing at the Lazy Lakes parcel. Exhibit A is attached and made a part of this Agreement.

2. **TERM.**

A. Subject to and upon the terms and conditions set forth herein, this Agreement shall continue in force until March 1, 2009.

B. Renewal this agreement after the expiration of the term described herein shall require the approval of both CITY and COUNTY.

3. **USE AND CONDITIONS.**

A. Conditional use approval for the 45 unit affordable housing development at the Lazy Lakes parcel shall be obtained from COUNTY by March 1, 2009.

B. The King's Pointe and Lazy Lakes projects shall be developed under the provisions of the Monroe County Code, including but not limited to applicable land development regulations.

C. The continued affordability of the Lazy Lakes development shall be according to the existing County Code in effect at the time of site plan approval.

3. **TERMINATION.** If conditional use approval is not obtained by August 1, 2009 for either project, and this agreement is not extended, the 32 market rate ROGO exempt units may be developed in the City of Key West, provided building permits are obtained by August 1, 2011, unless extended by the City of Key West at its discretion.

4. **SUBORDINATION.** This Agreement is subordinate to the laws and regulations of the United States, the State of Florida, and the COUNTY, whether in effect on commencement of this Agreement or adopted after that date.

5. **INCONSISTENCY.** If any item, condition or obligation of this Agreement is in conflict with other items in this Agreement, the inconsistencies shall be construed so as to give meaning to those terms which limit the County's responsibility and liability.

6. **GOVERNING LAWS/VENUE.** This Agreement is governed by the laws of the State of Florida and the United States. Venue for any dispute arising under this Agreement must be in Monroe County, Florida. In the event of any litigation, the prevailing party is entitled to a reasonable attorney's fee and costs.

Appendix 2

Site Plan (folded map)

REVISIONS: DATE

PETER PIKE
ARCHITECT

819 PEACOCK PLAZA
PMB 409
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
KINGS POINTE
KEY WEST, FLORIDA

DRAWING TITLE:
PENINSULAR TOWNHOUSES
16 UNITS

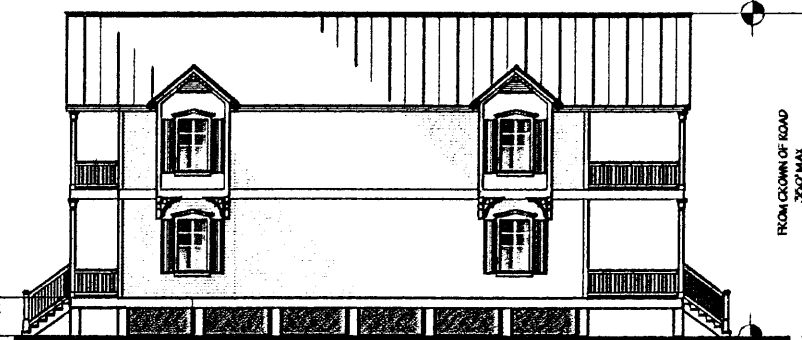
PROJECT NUMBER:
0588
DRAWN:
CHECKED: PMP
DATE: 01-09-08

SHEET #

OF



1ST FIN FL.
9.4' +/-
FLOOD ZONE
AE-9/10.
EXISTING GRADE
4.30 +/-

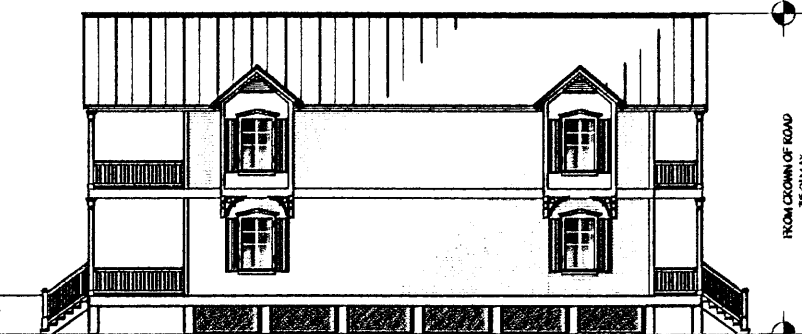


1 Side Elevation
1" = 10 ft

FROM CROWN OF ROAD
35.0' MAX



1ST FIN FL.
9.4' +/-
FLOOD ZONE
AE-9/10.
EXISTING GRADE
4.30 +/-



1 Side Elevation
1" = 10 ft

FROM CROWN OF ROAD
35.0' MAX



STREET ELEVATION

REDUCED DRAWINGS N.T.S.

REVISIONS	DATE

PETER PIKE ARCHITECT

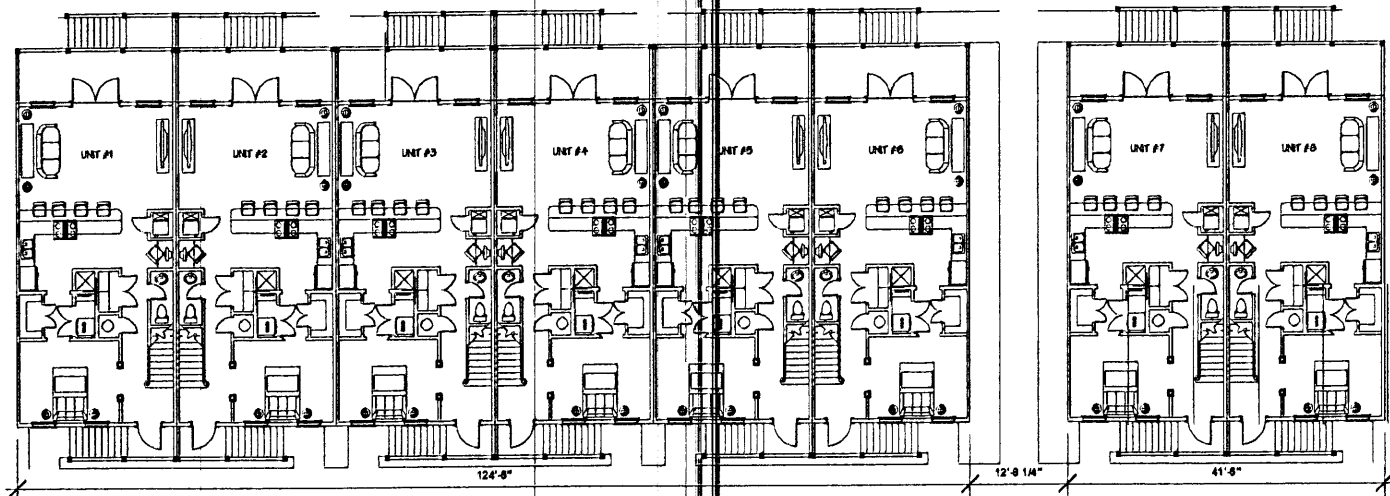
819 PEACOCK PLAZA
PMB 409
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
KINGS POINTE
KEY WEST, FLORIDA.

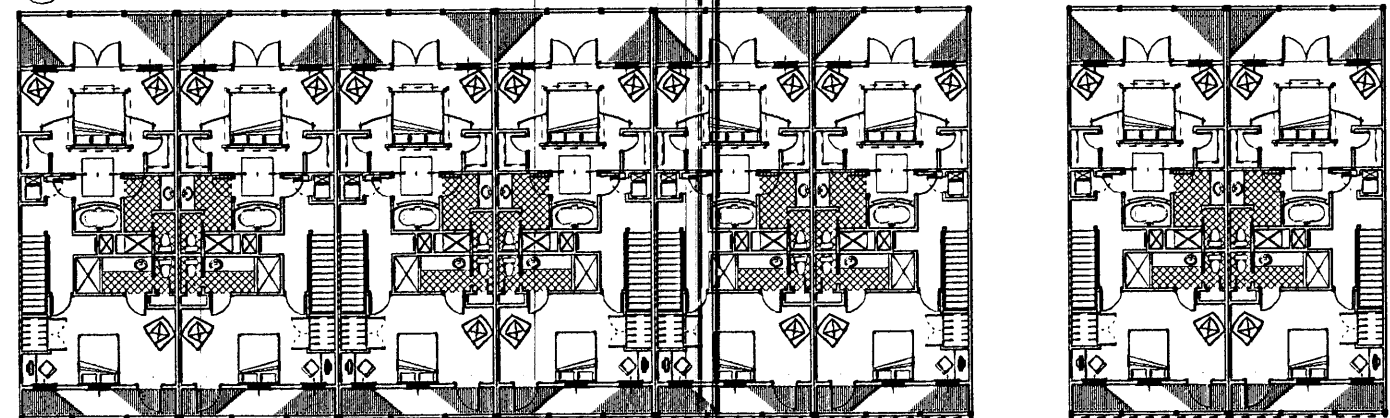
DRAWING TITLE:
HARBOR SIDE
8 UNITS

PROJECT NUMBER: 0626
DRAWN:
CHECKED:
DATE: 01-09-08

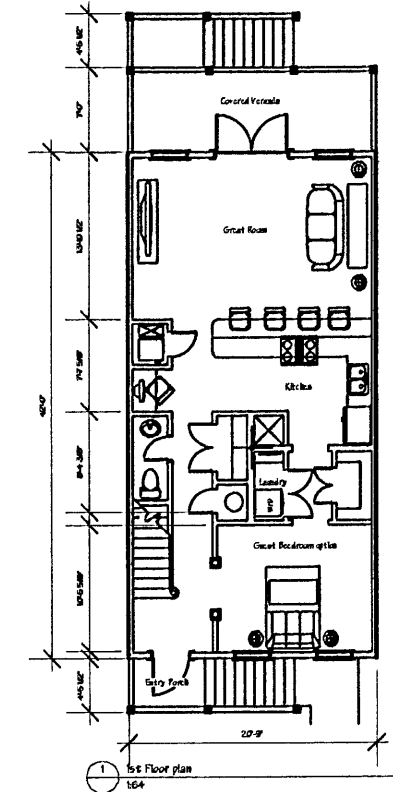
SHEET #
OF



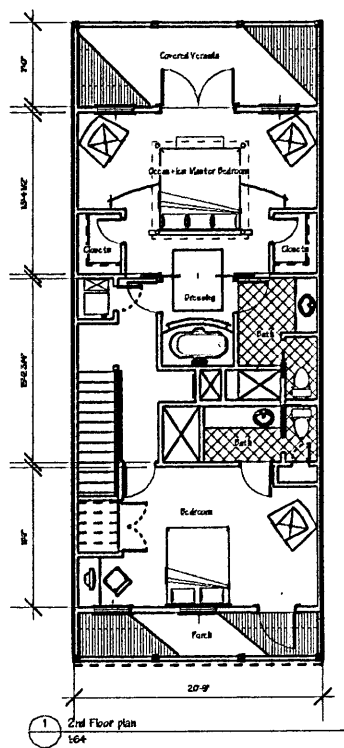
1st Floor plan
1" = 10 ft



2nd Floor plan
1" = 10 ft



1st Floor plan
1/8" = 1'0"



2nd Floor plan
1/8" = 1'0"



Front Elevation
1" = 10 ft



Harbor Elevation
1" = 10 ft



Side Elevation
1" = 10 ft



Side Elevation
1" = 10 ft

FLOOD ZONE
NE - 910
EXISTING GRADE
3.47' ±

FLOOD ZONE
NE - 910
EXISTING GRADE
3.47' ±

REDUCED DRAWINGS N.T.S.

REVISIONS:	DATE



PETER PIKE
ARCHITECT
319 PEACOCK PLAZA
PMB 409
KEY WEST, FLA. 33040
305-296-1632

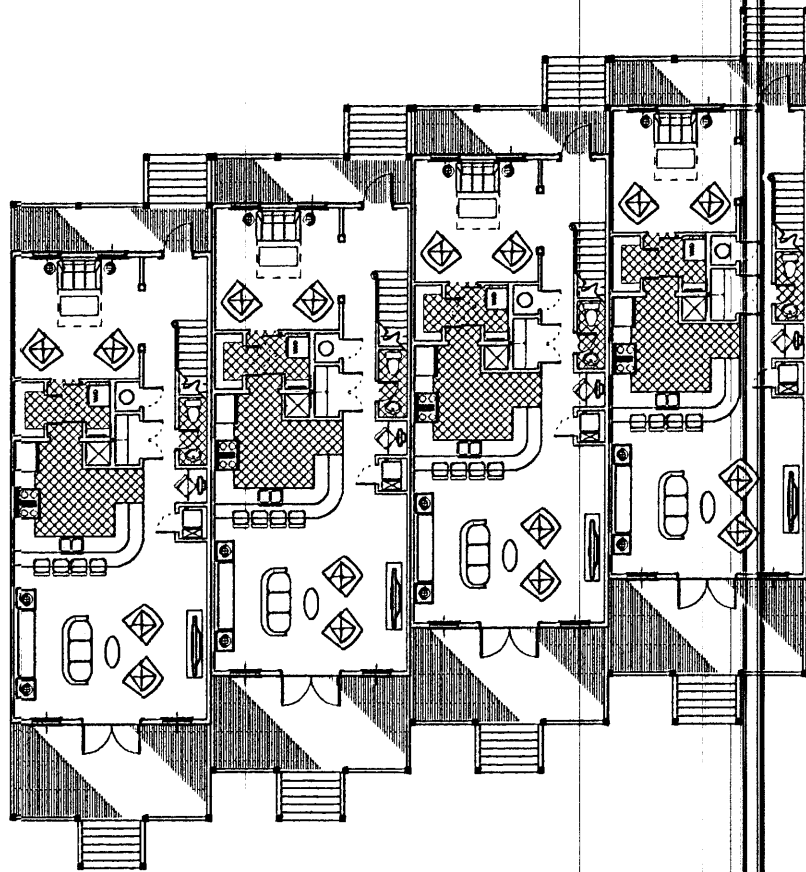
PROJECT:
KINGS POINTE
KEY WEST, FLORIDA

DRAWING TITLE:
PENINSULAR TOWNHOUSES
16 UNITS

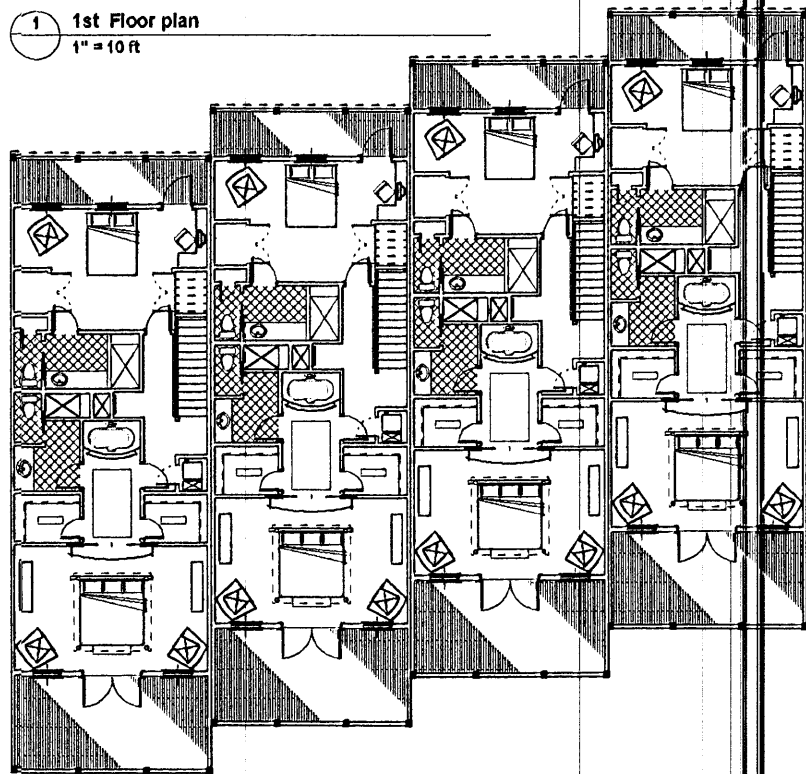
PROJECT NUMBER:
0526

DRAWN:
CHECKED: PMP
DATE: 07-09-06

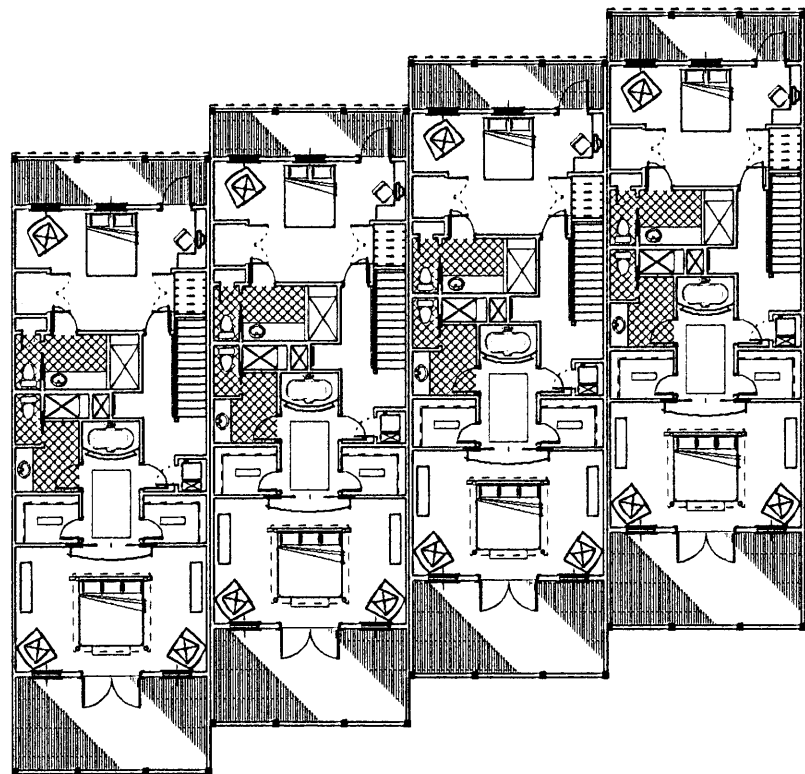
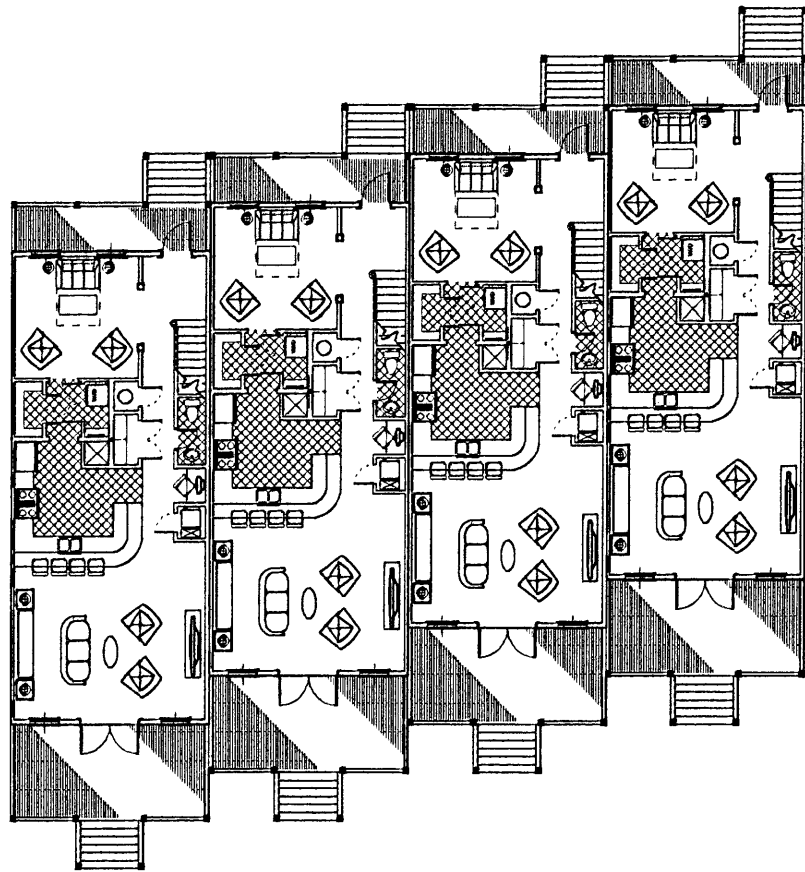
SHEET #
OF 2



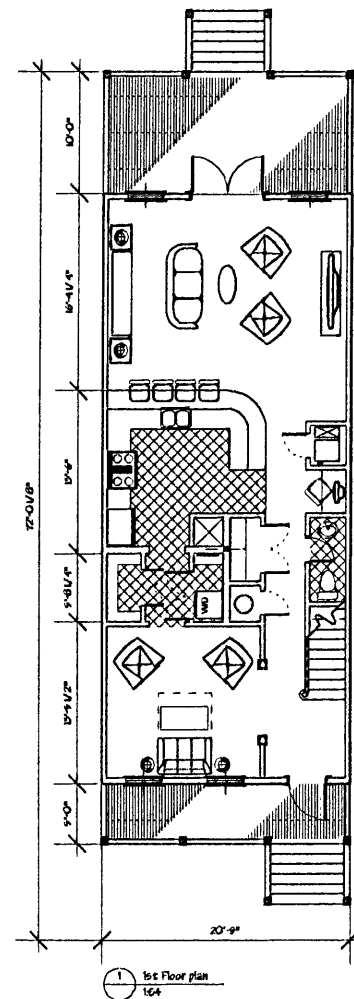
1 1st Floor plan
1" = 10 ft



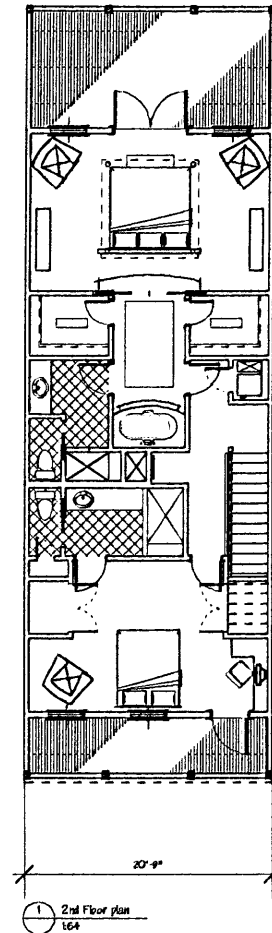
1 2nd Floor plan
1" = 10 ft



1 TYPICAL POD PLAN
1" = 10 ft

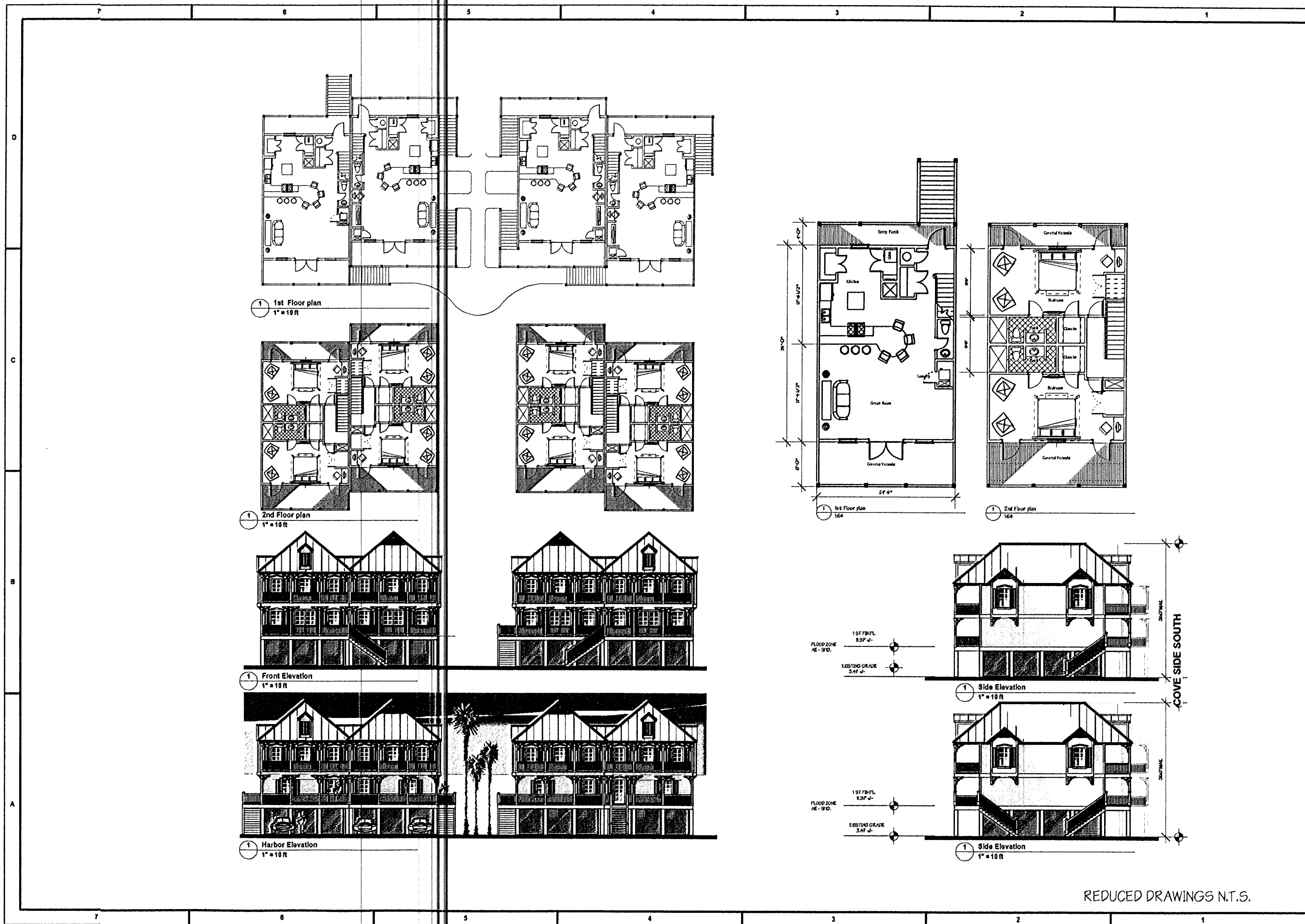


1 1st Floor plan
1" = 10 ft



1 2nd Floor plan
1" = 10 ft

REDUCED DRAWINGS N.T.S.



REVISIONS:	DATE

PETER PIKE ARCHITECT

819 PEACOCK PLAZA
PMB 409
KEY WEST, FLA. 33040
305-296-1692

PROJECT:

KINGS POINTE
KEY WEST, FLORIDA

DRAWING TITLE:

COVE UNITS SOUTH
4 UNITS

PROJECT NUMBER:
0624

DRAWN:
CHECKED: FWP
DATE: 01-09-08

SHEET #

OF 4

REVISIONS:	DATE



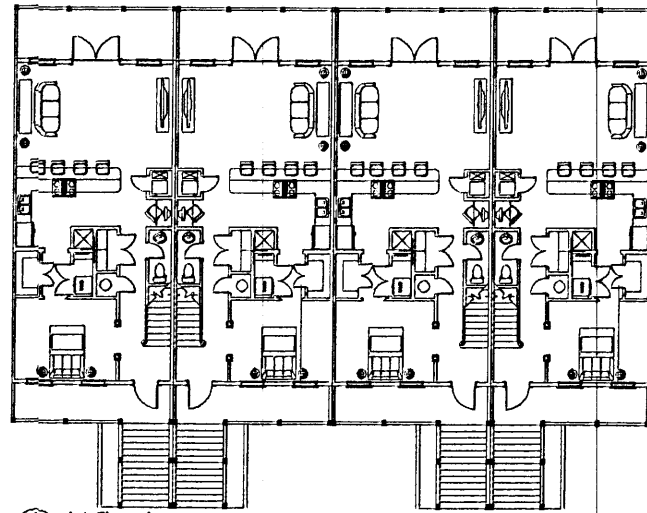
PETER PIKE
ARCHITECT
819 PEACOCK PLAZA
PMB 409
KEY WEST, FLA. 33040
305-296-1692

PROJECT:
KINGS POINTE
KEY WEST, FLORIDA.

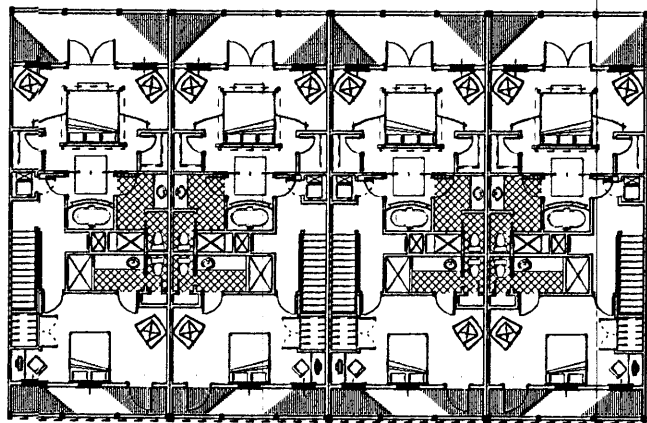
DRAWING TITLE:
COVE UNITS EAST
4 UNITS

PROJECT NUMBER:
0028
DRAWN:
CHECKED: *mp*
DATE: 01-09-08

SHEET #
OF 5



1 1st Floor plan
1" = 10 ft



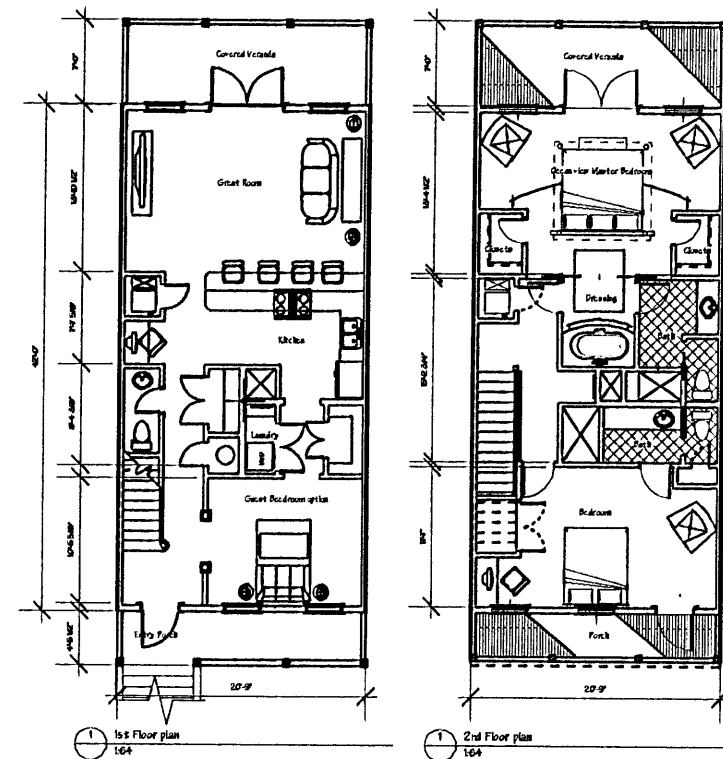
1 2nd Floor plan
1" = 10 ft



1 Front Elevation
1" = 10 ft

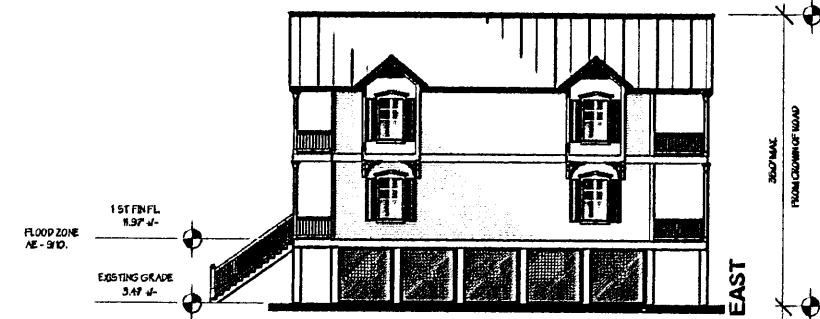


1 Shoreline Elevation
1" = 10 ft

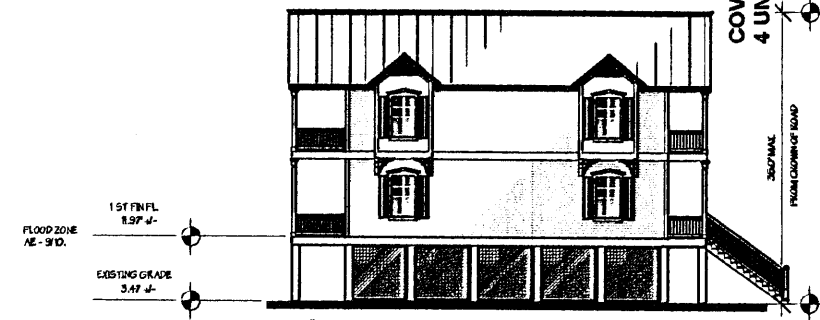


1 1st Floor plan
164

1 2nd Floor plan
164

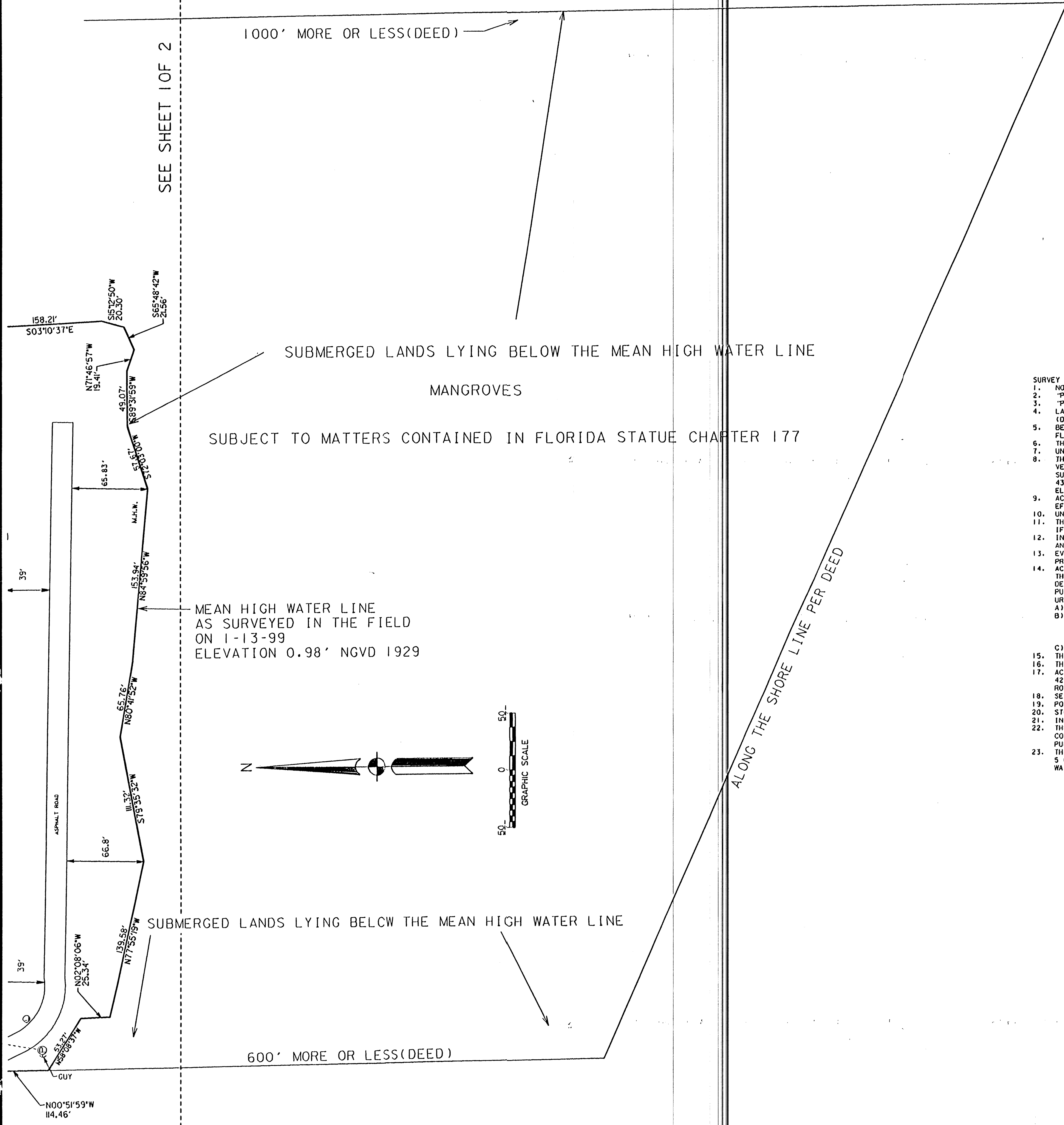


1 Side Elevation
1" = 10 ft



1 Side Elevation
1" = 10 ft

REDUCED DRAWINGS N.T.S



LEGAL DESCRIPTION:
A TRACT OF LAND IN A PART OF GOVERNMENT LOT FOUR (4) AND GOVERNMENT LOT FIVE (5), ALL IN SECTION 31, TOWNSHIP 66 SOUTH, RANGE 28 EAST, SUGARLOAF KEY, MONROE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT FIVE (5), SAID CORNER ALSO TO BE KNOWN AS THE POINT OF BEGINNING OF THE TRACT OF LAND HERENAFTER DESCRIBED, BEAR EAST TWENTY-FIVE (25) FEET, THENCE BEAR NORTH SEVEN HUNDRED FORTY-ONE (741) FEET, THENCE BEAR EAST FIVE HUNDRED NINETY-TWO (592) FEET, THENCE BEAR SOUTH SEVEN HUNDRED FORTY-ONE (741) FEET, THENCE BEAR EAST THREE HUNDRED TWENTY-THREE (323) FEET, THENCE BEAR SOUTH ONE THOUSAND (1,000) FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF UPPER SUGARLOAF SOUND, THENCE MEANDER THE SHORELINE OF UPPER SUGARLOAF SOUND IN A SOUTHWESTERLY, SOUTH-EASTERLY AND NORTHWESTERLY DIRECTION TO A POINT WHICH IS BEARING SOUTH FROM THE POINT OF BEGINNING, THENCE BEAR NORTH SIX HUNDRED (600) FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

SAID LAND ALSO BEING DESCRIBED AS FOLLOWS:
A TRACT OF LAND IN A PART OF GOVERNMENT LOT FOUR (4) AND GOVERNMENT LOT FIVE (5), ALL IN SECTION 31, TOWNSHIP 66 SOUTH, RANGE 28 EAST, SUGAR LOAF KEY, MONROE COUNTY, FLORIDA.
BEGIN AT THE NORTHWEST CORNER OF THE AFOREMENTIONED GOVERNMENT LOT FIVE (5);
THENCE SOUTH 89°46'33" EAST ALONG THE NORTH LINE OF GOVERNMENT LOT FIVE (5) 25.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JOHNSON ROAD (A TWENTY FIVE FOOT PUBLIC RIGHT OF WAY PER PLAT BOOK 4, PAGE 76, MONROE COUNTY PUBLIC RECORDS, THENCE NORTH 00°13'27" EAST ALONG THE EAST RIGHT OF WAY LINE OF JOHNSON ROAD 741.00 FEET; THENCE SOUTH 89°46'33" EAST 592.00 FEET; THENCE SOUTH 00°13'27" WEST 741.00 FEET TO THE NORTH LINE OF GOVERNMENT LOT 5; THENCE EAST 323.00 FEET, THENCE BEAR SOUTH ONE THOUSAND (1,000) FEET, MORE OR LESS, TO A POINT ON THE SHORELINE OF UPPER SUGARLOAF SOUND, THENCE MEANDER THE SHORELINE OF UPPER SUGARLOAF SOUND IN A SOUTHWESTERLY, SOUTH-EASTERLY AND NORTHWESTERLY DIRECTION TO A POINT WHICH IS BEARING SOUTH FROM THE POINT OF BEGINNING, THENCE BEAR NORTH SIX HUNDRED (600) FEET, MORE OR LESS, BACK TO THE POINT OF BEGINNING.

- SURVEY NOTES
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. "PCP" INDICATES NAIL IN BRASS SURVEY CAP SET IN LIEU OF 5/8" IRON ROD AND CAP UNLESS OTHERWISE NOTED.
 3. "PRM" INDICATES BRASS DISC IN 4" X 4" X 24" CONCRETE MONUMENT.
 4. LANDS SHOWN HEREON WERE SURVEYED BASED UPON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 98-2593 (DATE ISSUED AUGUST 13, 1998 AT 11:41 AM) EFFECTIVE DATE AUGUST 4, 1998 AT 5:00 P.M.
 5. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 72°32'47" EAST ALONG THE CENTER LINE OF US-1 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 90020 SHEET 33 OF 53 DATED 3/26/1990.
 6. THE "LAND DESCRIPTION" HEREON WAS PROVIDED BY THE CLIENT FROM THE AFOREMENTIONED TITLE COMMITMENT.
 7. UNDERGROUND ENCROACHMENTS NOT LOCATED OR SHOWN.
 8. THIS SURVEY DEPICTS A MEAN HIGH WATER LINE AROUND THE SUBJECT PROPERTY. THIS LINE REPRESENTS ELEVATION 1.13 FEET (NATIONAL GEODETIC VERTICAL DATUM OF 1929) AND IS BASED ON A PROPORTION OF EXISTING MEAN HIGH WATER ELEVATIONS PROVIDED BY DOUGLAS THOMPSON (BUREAU OF SURVEYING AND MAPPING FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ELEVATIONS SHOWN HEREON ARE BASED ON TIDAL BENCH MARK 4332 G ELEVATION 16.76 FEET, FOUND F.O.D.T. BRASS DISK IN THE NORTHEAST CORNER BOW CHANNEL BRIDGE, AND TIDAL BENCHMARK 4332 G ELEVATION 16.76 FEET FOUND NOS BRASS DISK IN THE SOUTHEAST CORNER OF BOW CHANNEL BRIDGE.
 9. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12087C1494H, COMMUNITY PANEL NO. 125129 EFFECTIVE DATE 3/3/97, THIS PROPERTY LIES IN ZONE AE, BASE FLOOD ELEVATION 11.00 FEET NATIONAL GEODETIC VERTICAL DATUM OF 1929.
 10. UNDER GROUND FOUNDATIONS NOT LOCATED.
 11. THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST; HOWEVER, NO SUBSURFACE INVESTIGATION WAS PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS ARE PRESENT.
 12. INTERIOR IMPROVEMENTS ARE NOT SHOWN, SUCH AS WATER AND SEWER HOOKUPS, CONCRETE FADS, DRIVEWAYS, R.V. SITES, POWER POLES, LIGHT POLES AND TRANSFORMERS, PURSUANT TO CLIENT'S REQUEST.
 13. EVIDENCE OF SURFACE FEATURES LOCATED, UTILITIES SERVING THE PREMISES ARE LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ABUTTING THE PREMISES, SUCH AS POWER POLES AND CABLE RISERS.
 14. ACCORDING TO THE MONROE COUNTY ZONING DEPARTMENT, THE FOLLOWING APPLIES TO THIS PROPERTY:
THIS SITE IS ZONED URM (URBAN RESIDENTIAL-MOBILE HOME DISTRICT) AND NA (NATIVE AREA) OVER THAT PORTION OF PROPERTY CALLED FOR IN THE DEED THAT LIES SEAWARD OF THE MEAN HIGH WATER LINE. THIS SITE IS CONSIDERED TO BE A LEGAL NON-CONFORMING CAMPGROUND RESORT. THIS PURSUANT TO A LETTER FROM THE MONROE COUNTY BOARD OF COMMISSIONERS TO NATIONAL HOME COMMUNITIES DATED SEPTEMBER 10, 1998.
URM ZONING CODES AS FOLLOWS:
A) MINIMUM LOT AREA 1500 SQUARE FEET (1 UNIT PER SITE) NO RV'S
B) MINIMUM SET BACKS:
1) FRONT SET BACKS 10 FEET
2) SIDE SET BACKS 10 FEET / 20 FEET
3) REAR SET BACKS 10 FEET
C) MAXIMUM BUILDING HEIGHT IS 35 FEET (NO PERMANENT STRUCTURES EXCEED 35 FEET IN HEIGHT)
15. THERE ARE NO PARKING SPACES DELINEATED ON THE SITE.
16. THERE EXISTS 98 MOBILE HOME SITES ON THIS SITE.
17. ACCESS TO THIS SITE IS THROUGH A 25 FOOT STRIP OF LAND GRANTED TO MONROE COUNTY TO BE USED FOR ROAD PURPOSES ONLY RECORDED IN O.R.B. 42, PAGE 436 M.C.R. AND 25.0 FEET PUBLIC RIGHT OF WAY (JOHNSON) ROAD AS SHOWN AND RECORDED IN PLAT BOOK 4 PAGE 76, M.C.R. ROAD ON THE WEST SIDE OF THE HEREON SHOWN PARCEL OF LAND NORTH TO US (1).
18. SEWAGE FROM THIS IS CONTAINED ON SITE.
19. POTABLE WATER IS SUPPLIED FROM MONROE COUNTY AND ENTERS THE SITE FROM PUBLIC RIGHT OF WAY JOHNSON ROAD ON THE WEST SIDE OF THE SITE.
20. STORM WATER IS CONTAINED ON SITE.
21. INTERIOR UTILITIES, LOCATIONS OTHER THAN THOSE SHOWN HEREON WERE NOT LOCATED NOR SHOWN AT THE CLIENTS REQUEST.
22. THE FOLLOWING AFFECT THE HEREON DESCRIBED PARCEL OF LAND AND ARE NOT PLOTTED: O.R.B. 668, PG. 43 OF THE PUBLIC RECORDS OF MONROE COUNTY, COUNTY ORDINANCE NO. 10-1977 AND AMENDMENT THEREOF 10-1978 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; O.R.B. 231, PAGE 14 OF THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; O.R.B. 1183, PAGE 1522, MONROE COUNTY PUBLIC RECORDS.
23. THIS SITE CONTAINS 546900 SQUARE FEET, ACREAGE BASED ON LANDS LYING IN THAT PORTION OF GOVERNMENT LOT 4 AND THE PORTION OF GOVERNMENT LOT 5 CALLED OUT IN THE WARRENTY DEED CONTAINED IN FIRST AMERICAN TITLE COMPANY'S TITLE COMMITMENT FA-CC 98-2593 KLH LYING ABOVE THE MEAN HIGH WATER ELEVATION SHOWN HEREON. SAID LANDS LYING IN SUGAR LOAF KEY MONROE COUNTY FLORIDA.

SURVEYOR'S CERTIFICATE:

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY TO NATIONAL HOME COMMUNITIES, L.L.C., LEHMAN BROTHERS HOLDINGS INC. ITS SUCCESSORS AND ASSIGNS, FIRST AMERICAN TITLE INSURANCE COMPANY AND THEIR AFFILIATES, SUCCESSORS AND ASSIGNS, AND NHC-FLA, L.P. THAT, AS OF OCTOBER 9, 1998, THIS MAP OF SURVEY ACCURATELY AND TRULY REPRESENTS THE RESULTS OF A FIELD SURVEY MADE UNDER MY DIRECTION AND MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY AMERICAN LAND TITLE ASSOCIATION ON SEPTEMBER 27, 1997, AND BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ON SEPTEMBER 17, 1997. THAT THIS MAP OF SURVEY MEETS THE ACCURACY REQUIREMENTS OF A CLASS A (URBAN) SURVEY, AS DEFINED THEREIN, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(a), 7(b), (1), 8, 9, 10, 11 AND 13 IN TABLE A CONTAINED THEREIN AND THAT THE SAID MAP OF SURVEY CORRECTLY AND ACCURATELY SHOWS AND DEPICTS (a) THE BOUNDARY AND LOCATION OF THE PERIMETER OF THE PROPERTY BY COURSES AND DISTANCES, (b) EASEMENTS AFFECTING THE PROPERTY, AS DEFINED IN SCHEDULE B OF SECTION 2 OF FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 98-2593 EFFECTIVE DATE AUGUST 4, 1998 5:00 P.M., (WHETHER BENEFITTING OR BURDENING SAME), RIGHTS-OF-WAY AND EXISTING SURFACE EVIDENCE OR UTILITY LINES, AS DISCLOSED BY A PHYSICAL INSPECTION OF THE PROPERTY, (c) THE BOUNDARIES OF ALL PUBLIC AND PRIVATE STREETS ABUTTING THE PROPERTY AND THE WIDTHS THEREOF AND THE LOCATION OF SEWER, WATER, ELECTRICAL, GAS, TELEPHONE, CABLE TELEVISION OR SIMILAR UTILITY AND ALL IRRIGATION DITCHES AND EQUIPMENT THROUGH AND INCLUDING THE FARTHEST BOUNDARY FROM THE PROPERTY OF ALL SUCH ADJOINING STREETS, (d) ENCROACHMENTS ONTO THE PROPERTY AND ANY EASEMENTS APPERTAINING THERETO AND THE EXTENT THEREOF IN FEET AND TENTHS OF FEET AND ALL ENCROACHMENTS BY ANY BUILDINGS, STRUCTURES OR IMPROVEMENTS LOCATED ON THE PROPERTY ONTO ANY EASEMENTS AND ONTO PROPERTY ADJACENT THERETO, (e) ALL PERMANENT BUILDINGS, STRUCTURES AND IMPROVEMENTS, AND THE RELATIONSHIP OF SUCH PERMANENT BUILDINGS, STRUCTURES, IMPROVEMENTS AND OTHER PHYSICAL MATTERS BY DISTANCES TO THE PERIMETER OF THE PROPERTY, (f) THAT THERE EXISTS MEANS OF INGRESS AND EGRESS TO AND FROM THE PROPERTY, AND (g) THE LOCATION OF THE BOUNDARIES OF ANY 100-YEAR FLOOD HAZARD BOUNDARY LEVEL AS DEFINED BY THE CURRENT FEDERAL EMERGENCY MANAGEMENT AGENCY MAP OF THE AREA.

KEITH AND SCHNARS, P.A.
ENGINEERS-PLANNERS-SURVEYORS
11010111, MONROE, LA 70601
FLORIDA REGISTRATION NO. 5767

DATE	REVISIONS
11-25-98	GENERAL REVISIONS
12-5-98	GENERAL REVISIONS
1-14-99	GENERAL REVISIONS
APR - 5 2000	

RECEIVED

MONROE CO. PLANNING DEPT.

DATE 10-9-98

SCALE 1"=50'

FIELD BK. 978/28-39

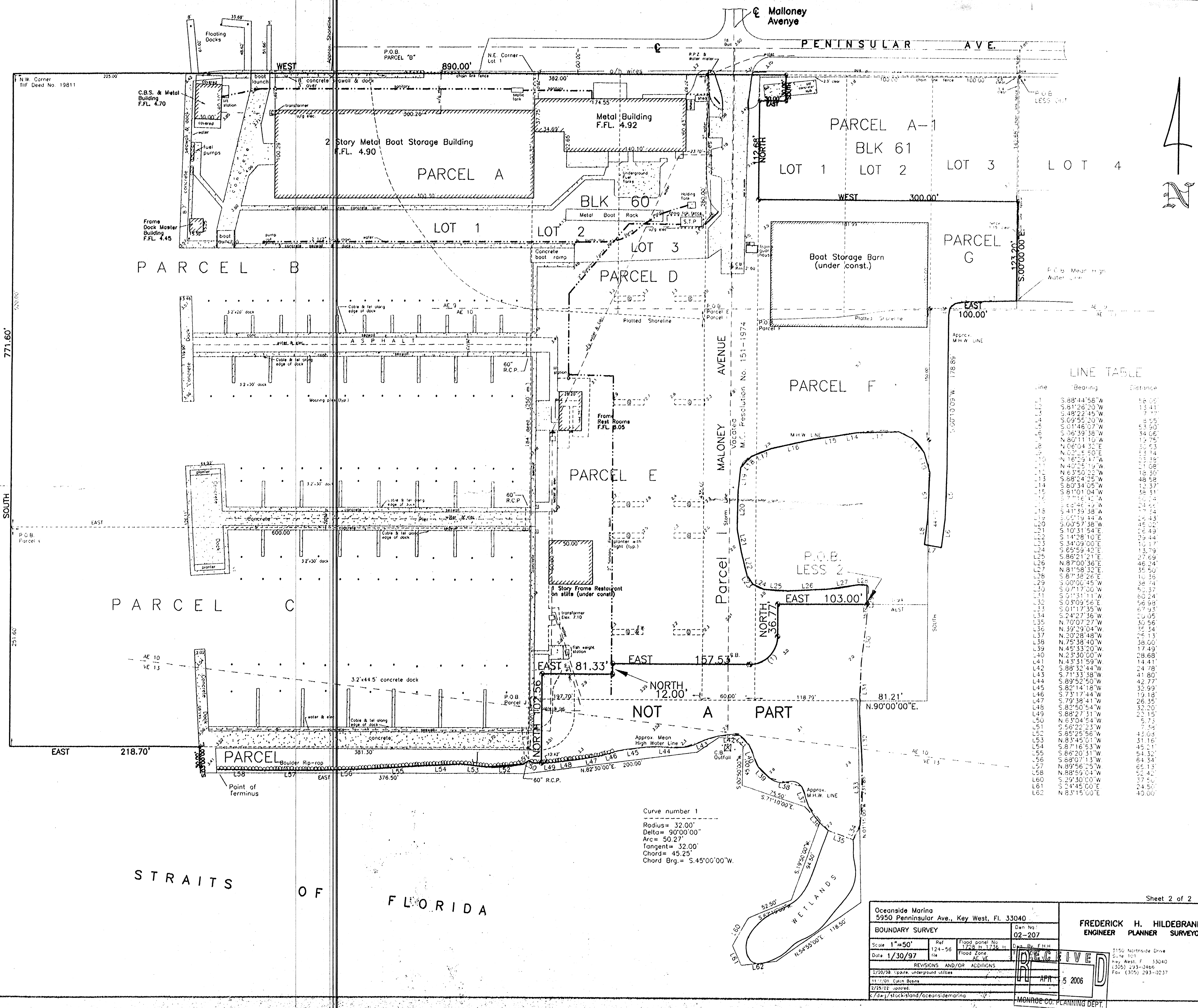
DWNG. BY V.C.

CHECKED BY R.K.K.

ALTA/ACSM LAND TITLE SURVEY
LAZY LAKES MOBILE HOME PARK

A PORTION OF "SUGARLOAF" (P.B. 4, PG. 76, M.C.R.)
SECTION 31, TOWNSHIP 66 SOUTH, RANGE 28 EAST
SUGARLOAF KEY, MONROE COUNTY, FLORIDA

SHEET NO. 2
OF 2 SHEETS
PROJECT NO. 15943C-



LINE TABLE

Line	Bearing	Distance
1	S. 88° 44' 58" W	58.00
2	S. 81° 26' 20" W	13.41
3	S. 49° 22' 45" W	7.77
4	S. 09° 55' 20" W	3.55
5	S. 01° 46' 07" W	53.90
6	S. 06° 39' 38" W	34.06
7	N. 80° 11' 10" W	12.25
8	N. 60° 04' 35" E	35.53
9	N. 63° 15' 50" E	34.44
10	N. 40° 55' 19" W	21.08
11	N. 40° 55' 19" W	21.08
12	N. 63° 50' 02" W	18.36
13	S. 88° 24' 32" W	46.58
14	S. 80° 34' 05" W	13.37
15	S. 81° 01' 04" W	38.31
16	S. 77° 16' 42" W	30.14
17	S. 41° 59' 38" W	12.25
18	S. 25° 19' 44" W	22.43
19	S. 00° 57' 38" W	46.02
20	S. 10° 31' 54" E	26.49
21	S. 14° 28' 10" E	23.44
22	S. 34° 09' 00" E	10.39
23	S. 65° 59' 42" E	13.79
24	S. 86° 21' 21" E	27.69
25	N. 87° 00' 36" E	46.24
26	N. 81° 58' 32" E	35.50
27	S. 87° 38' 22" E	10.39
28	S. 00° 00' 45" W	38.74
29	S. 07° 17' 00" W	53.37
30	S. 01° 31' 11" W	60.24
31	S. 03° 09' 56" E	56.96
32	S. 01° 17' 35" W	60.93
33	S. 24° 27' 36" W	20.05
34	N. 70° 07' 27" W	30.56
35	N. 59° 29' 04" W	35.34
36	N. 50° 28' 48" W	26.13
37	N. 75° 38' 40" W	38.00
38	N. 45° 33' 20" W	17.49
39	N. 23° 30' 00" W	28.68
40	N. 43° 31' 59" W	14.41
41	S. 88° 32' 44" W	24.78
42	S. 71° 33' 38" W	41.80
43	S. 89° 52' 50" W	42.77
44	S. 82° 14' 18" W	32.99
45	S. 73° 17' 44" W	19.18
46	S. 79° 38' 41" W	26.55
47	S. 82° 50' 54" W	32.20
48	S. 88° 27' 31" W	23.15
49	N. 63° 04' 54" W	5.73
50	S. 65° 22' 23" W	5.73
51	S. 65° 25' 56" W	42.04
52	N. 83° 45' 01" W	31.16
53	S. 87° 16' 53" W	45.21
54	S. 86° 20' 31" W	54.32
55	S. 83° 07' 13" W	64.34
56	N. 89° 56' 25" W	65.13
57	N. 88° 59' 04" W	52.40
58	S. 29° 30' 00" W	37.50
59	S. 24° 45' 00" E	24.50
60	N. 83° 15' 00" E	40.00

Curve number 1
Radius= 32.00'
Delta= 90°00'00"
Arc= 50.27'
Tangent= 32.00'
Chord= 45.25'
Chord Brg.= S. 45°00'00" W.

Oceanside Marina
5950 Peninsular Ave., Key West, FL 33040

BOUNDARY SURVEY

Scale 1"=50'

Date 1/30/97

REVISIONS AND/OR ADDITIONS

11/1/01: Catch Basins

2/25/02: Revised

2/25/02: Stockland/Oceanside Marina

Dan No: 02-207

Flood panel No: 1728 H. 1736 H.

Flood Zone: AK VR

REVISIONS AND/OR ADDITIONS

11/1/01: Catch Basins

2/25/02: Revised

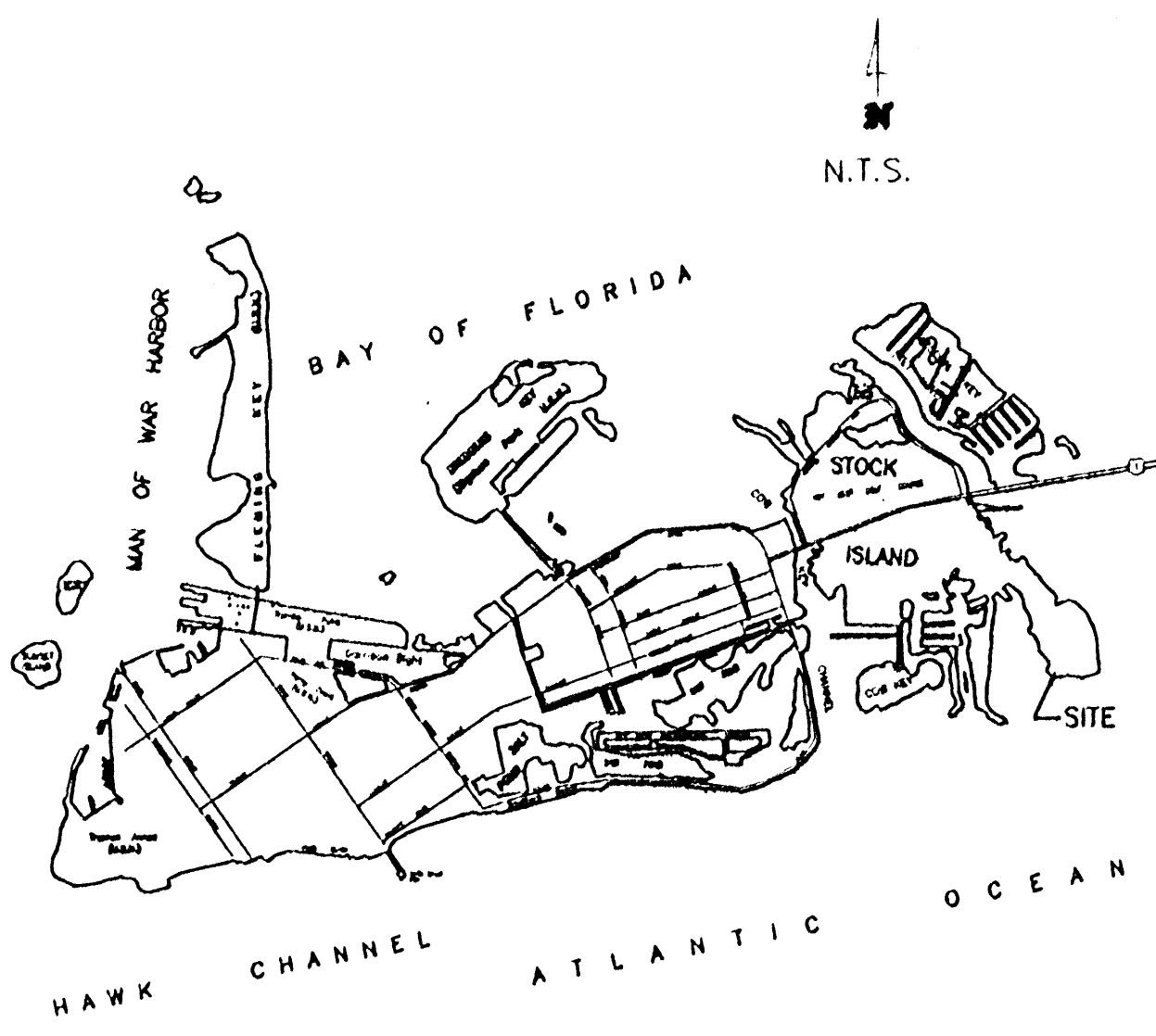
2/25/02: Stockland/Oceanside Marina

FREDERICK H. HILDEBRANDT
ENGINEER PLANNER SURVEYOR

3150 Northside Drive
Suite 101
Key West, FL 33040
(305) 293-0466
Fax: (305) 293-0237

5 2006

MONROE CO. PLANNING DEPT.



LOCATION MAP
City of Key West &
Stock Island

SURVEYOR'S NOTES:

North arrow based on plot assumed median
Reference Bearing: R/W Penninsular Ave
3.4 denotes existing elevation
Elevations based on N.G.V.D. 1929 Datum
Bench Mark No.: R-397 Elevation: 8.234

Monumentation:

- = set 1/2" Iron Pipe, P.L.S. No. 2749
- = Found 1/2" Iron Pipe
- = Found 1/2" Iron Bar
- ▲ = Set P.K. Nail, P.L.S. No. 2749

Abbreviations:

- Sty. = Story
- R/W = Right-of-Way
- fd = Found
- p. = Plot
- m = Measured
- M.H.W. = Mean High Water
- O.R. = Official Records
- Sec. = Section
- Twp. = Township
- Rge. = Range
- N.T.S. = Not to Scale
- C. = Centerline
- Elev. = Elevation
- B.M. = Bench Mark
- P.C. = Point of Curvature
- P.T. = Point of Tangency
- P.O.C. = Point of Commence
- P.O.B. = Point of Beginning
- P.B. = Plat Book
- p.j. = page
- Elec. = Electric
- Tel. = Telephone
- Ench. = Encroachment
- O.L. = On Line
- C.L.F. = Chain Link Fence
- A/C = Air Conditioner
- o/h = Overhead
- u/g = Underground
- F.F.L. = Finish Floor Elevation
- L.B. = Low Beam
- Rad. = Radial
- irr. = Irregular
- conc. = concrete
- I.P. = Iron Pipe
- I.B. = Iron Bar
- B. = Baseline
- C.B. = Concrete Block
- C.B.S. = Concrete Block Stucco
- cov'd = Covered
- P.I. = Point of Intersection
- wd. = Wood
- R. = Radius
- A = Arc (Length)
- D = Delta, (Central angle)
- w.m. = Water Meter
- Bal. = Balcony
- Pl. = Planter
- Hyd. = Fire Hydrant
- F.W. = Fire Well
- C.B. = Catch Basin
- = pole
- = light

Field Work performed on: 2/22/02

CERTIFICATION made to:
Allison & Robertson, P.A.
Oceanside Development Corp.
Republic Bank
Abel, Bond, Russell, Collier, Pitchford & Gordon, Chartered
Attorneys' Title Insurance Fund, Inc.

CERTIFICATION:
I HEREBY CERTIFY that the attached BOUNDARY SURVEY
is true and correct to the best of my knowledge and belief, that it meets the minimum
technical standards adopted by the Florida Board of Land Surveyors, Chapter 61G17-6,
Florida Statute Section 472.027, and the American Land Title Association, and that
there are no visible encroachments unless shown hereon.

FREDERICK H. HILDEBRANDT
Professional Land Surveyor & Mapper No. 2749
Professional Engineer No. 36810
State of Florida

NOT VALID UNLESS EMBOSSED WITH RAISED SEAL & SIGNATURE

LEGAL DESCRIPTION:
(Prepared by undersigned)

A Line being the Waterward Boundary Line as of July 1, 1975, lying in Hawk Channel in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida and being more particularly described as follows:
Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plot of a Part of Stock Island", according to the plat thereof, as recorded in Plat Book 1, at page 55, of the Public Records of Monroe County;
thence; thence S.00°00'00"E., along the East Line of said Lot 3 a distance of 256.64 feet more or less to the Waterward Boundary Line as of July 1, 1975 and the Point of Beginning of the herein described line; thence S.88°44'58"W., a distance of 58.05 feet; thence S.81°26'20"W., a distance of 13.41 feet; thence S.48°22'45"W., a distance of 7.77 feet; thence S.09°55'20"W., a distance of 8.55 feet; thence S.00°10'09"W., a distance of 178.89 feet; thence S.01°46'07"W., a distance of 53.90 feet; thence S.06°39'38"W., a distance of 34.06 feet; thence N.80°11'10"W., a distance of 19.75 feet; thence N.06°04'32"E., a distance of 30.53 feet; thence N.02°25'50"E., a distance of 53.34 feet; thence N.18°29'47"W., a distance of 23.38 feet; thence N.40°25'19"W., a distance of 21.08 feet; thence N.63°50'22"W., a distance of 18.30 feet; thence S.88°24'25"W., a distance of 48.58 feet; thence S.80°34'05"W., a distance of 12.37 feet; thence S.81°01'04"W., a distance of 17.34 feet; thence S.77°16'42"W., a distance of 50.24 feet; thence S.68°46'49"W., a distance of 24.66 feet; thence S.41°39'38"W., a distance of 17.34 feet; thence S.05°19'44"W., a distance of 26.43 feet; thence S.00°57'38"W., a distance of 45.02 feet; thence S.10°31'54"E., a distance of 26.49 feet; thence S.14°28'10"E., a distance of 29.44 feet; thence S.34°09'00"E., a distance of 10.17 feet; thence S.65°59'42"E., a distance of 13.79 feet; thence S.86°21'21"E., a distance of 27.69 feet; thence N.87°00'36"E., a distance of 46.24 feet; thence N.81°58'32"E., a distance of 35.50 feet; thence S.87°38'26"E., a distance of 10.36 feet; thence S.00°00'45"W., a distance of 38.74 feet; thence S.07°17'00"W., a distance of 50.37 feet; thence S.01°31'11"W., a distance of 60.24 feet; thence S.03°09'56"E., a distance of 56.98 feet; thence S.01°17'35"W., a distance of 67.93 feet; thence S.24°27'36"W., a distance of 20.05 feet; thence N.70°07'27"W., a distance of 30.56 feet; thence N.39°29'04"W., a distance of 35.34 feet; thence N.20°28'48"W., a distance of 25.13 feet; thence N.75°38'40"W., a distance of 38.00 feet; thence N.45°33'20"W., a distance of 17.49 feet; thence N.23°30'00"W., a distance of 28.68 feet; thence N.43°31'59"W., a distance of 14.41 feet; thence S.88°32'44"W., a distance of 24.78 feet; thence S.71°33'38"W., a distance of 41.80 feet; thence S.89°52'50"W., a distance of 42.77 feet; thence S.82°14'18"W., a distance of 32.99 feet; thence S.73°17'44"W., a distance of 19.18 feet; thence S.79°38'41"W., a distance of 28.35 feet; thence S.82°50'54"W., a distance of 32.20 feet; thence S.88°27'31"W., a distance of 12.47 feet; thence North and leaving the said Approx. Mean High Water Line for a distance of 103.56 feet; thence East for a distance of 61.33 feet; thence North for a distance of 12.00 feet; thence East for a distance of 157.53 feet to a point of curvature of a curve concave to the Northwest; thence left along the said curve, having for its elements a radius of 32.00 feet and a central angle of 90°00'00" for a distance of 56.27 feet to a point of tangency; thence North for a distance of 36.77 feet; thence East for a distance of 103.00 feet to the Point of Beginning. Containing 49,810 Square Feet or 1.14 Acres, more or less.

PARCEL A:

On the island of Stock Island, and being Lot One (1), Block Sixty (60) according to George L. McDonald's map of Lots One (1), Two (2), Three (3), Five (5) and Six (6) of Section Thirty five (35), Lot Two (2) section Thirty six (36), Lot Three (3) Section Twenty six (26) and Lot Two (2) Section Thirty Four (34), township Sixty seven (67) South, Range Twenty Five (25) East, recorded in Plat Book One (1), Page 55, Monroe County, Florida Records.

AND ALSO:

PARCEL B:

Being at a point on the South boundary line of Peninsula Avenue, 382 feet distant and West of the intersection of the South boundary line of Peninsula Avenue with the West boundary line of Maloney Avenue, from said Point of Beginning, continue in a West direction along the South boundary line of Peninsula Avenue extended a distance of 418 feet; thence at right angles and in a Southerly direction a distance of 520 feet; thence at right angles and in an Easterly direction a distance of 600 feet; thence at right angles and in a Northerly direction a distance of 184 feet; thence meandering the high water line in a Northwesterly and Northeasterly direction a distance of 450 feet, more or less, to the Point of Beginning and being in a subdivision of Lots 1, 2, 3, 5, and 6 of Section 35, Lot 2 of Section 36, Lot 3 of Section 26, Lot 2 of Section 34, Township 67 South, Range 25 East, Monroe County Florida.

ALSO

PARCEL C:

A parcel of submerged land in Hawk Channel in Section 36, township 67 South, Range 25 East, Stock Island, Monroe County, Florida, being more particularly described as follows: Commencing at the Northeast corner of Lot 1, Block 60 of the "Plat of Stock Island" as recorded in Plat book 1, Page 55, Public Records of Monroe county, Florida; thence run West along the North line of said Lot 1 and the Westerly extension thereof for a distance of 600.0 feet to the Northwest corner of a parcel of submerged land conveyed by Trustees of the Internal Improvement Fund Deed No. 19811 dated June 12, 1951; thence South along the Westerly line of said parcel of submerged land conveyed by the Trustees a distance of 520 feet to the Southwest corner of said parcel for the Point of Beginning of parcel of submerged land hereinafter described; thence continue South a distance of 251.6 feet to the Southeast corner of said parcel of submerged land conveyed by the Trustees of the Internal Improvement Fund by Deed No. 19811; thence West along the South line of said parcel a distance of 600 feet, more or less, to the Point of Beginning.

ALSO

PARCEL D:

On the island known as Stock Island and described according to George McDonald's plot of a part of Stock Island, recorded in Plat Book 1, Page 55, Monroe County, Florida Public Records as follows:
Lots Two (2) and Three (3) in Block Sixty (60).

ALSO

PARCEL E:

A parcel of submerged land in Hawk Channel in Section 36, Township 67 South, Range 25 East, Monroe County, Florida, more particularly described as follows:
Beginning at the Southeast corner of Lot 3, Square 60 of Plat titled "ALL Lots 1, 2, 3, 5, and 6, Section 36, Lot 3, Section 28, Lot 2, Section 34, Stock Island, Township 67 South, Range 25 East", recorded in Plat 1, Page 55, Public Records of Monroe County, Florida, run South 436.6 feet; thence at right angles run West 200 feet; thence at right angles run North 435.6 feet to the Southwest corner of Lot 2, Square 60 of the above mentioned plat; thence meander the shoreline to an Easterly direction back to the Point of Beginning.

ALSO:

PARCEL F:

On the island known as Stock Island and described according to George McDonald's plot of a part of said Stock Island, recorded in Plat Book One (1), page 55, Monroe county, Florida Public Records, as follows:
Lots One (1) and Two (2) in Block Sixty One (61), together with a parcel of submerged land in the Straits of Florida, Section 36, Township 67 South, Range 25 East located Southerly of and adjacent to Lots 1 and 2, Block 61, and described as follows:
Begin at the intersection of the shoreline of Stock Island and the West line of said Lot 1, Block 61 according to said Plat of Stock Island; thence South along the West line of said Lot 1, Block 61 (extended) a distance of 435 feet to a point; thence East a distance of 200 feet to a point in the East line of said Lot 2, Block 61 (extended); thence North along the East line of Lot 2, Block 61 (extended) a distance of 475 feet, more or less to a point in the Southerly shoreline of Stock Island; thence Westerly along the meanders of said Southerly shoreline a distance of 210 feet, more or less, back to the Point of Beginning.

PARCEL G:

Lot 3 in Block 61 of Stock Island as shown on Plat of said Stock Island made by George L. McDonald and recorded in Plat Book 1, Page 55 of the Public Records of Monroe County, Florida.

ALSO

PARCEL H:

The portion of Maloney Avenue lying between Plots 60 and 61 of George L. McDonald's Plat of a part of Stock Island, as recorded in Plat Book 1, Page 55 of the Public Records of Monroe County.

PARCEL I:

A parcel of formerly submerged land in Hawk channel in Section 35, Township 67 South, Range 25 East, Monroe County, Florida and more particularly described as follows:
Commence at the Northeast corner of Block 60 of a "PLAT OF STOCK ISLAND" as recorded in Plat Book 1 at Page 55 of the Public Records of Monroe County, Florida; thence South 280 feet to the Southeast corner of the said Block 60 and the shoreline according to the said "PLAT OF STOCK ISLAND" and the Point of Beginning of the parcel of land herein described; thence continue South 435.60 feet to a point; thence East 60 feet to a point; thence North 435.00 feet to a point; thence West 60 feet back to the Point of Beginning. Containing 36,136 square feet, more or less.

ALSO

PARCEL J:

A parcel of land on the island known as Stock Island, Monroe County, Florida, more particularly described by the following metes and bounds description:
Commence at the Northwest corner of Lot 2, Block 60, according to George McDonald's Plat of said Stock Island as recorded in Plat Book 1, Page 55, of the Public Records of Monroe County, Florida; thence run South along the West line of said Lot 2 and the extension of said West line, 715.60 feet to the Point of Beginning; thence continue South, 56.0 feet; thence West 381.3 feet, more or less, to the Westerly face of an existing concrete pier; thence Southerly along a line deflected 90.00 left, 30 feet, more or less; thence along the Mean High Water Line the following 15 courses:
thence 87.00 deflected left (DL), 200 feet more or less;
thence 27.00 deflected left, 30.00 feet, more or less;
thence 38.30 deflected right, 18.5 feet, more or less;
thence 40.00 deflected left 13.0 feet, more or less;
thence 46.50 deflected right 45.0 feet, more or less;
thence 72.00 deflected left 75.5 feet, more or less;
thence 27.00 deflected right 25.0 feet, more or less;
thence 64.00 deflected right 94.5 feet, more or less;
thence 47.20 deflected right 52.5 feet, more or less;
thence 37.40 deflected left 37.5 feet, more or less;
thence 54.15 deflected left 24.5 feet, more or less;
thence 72.00 deflected left 40.0 feet, more or less;
thence 28.20 deflected left 118.5 feet, more or less
thence 56.10 deflected left 231.9 feet, more or less
thence West, 378.80 feet back to the said Point of Beginning.

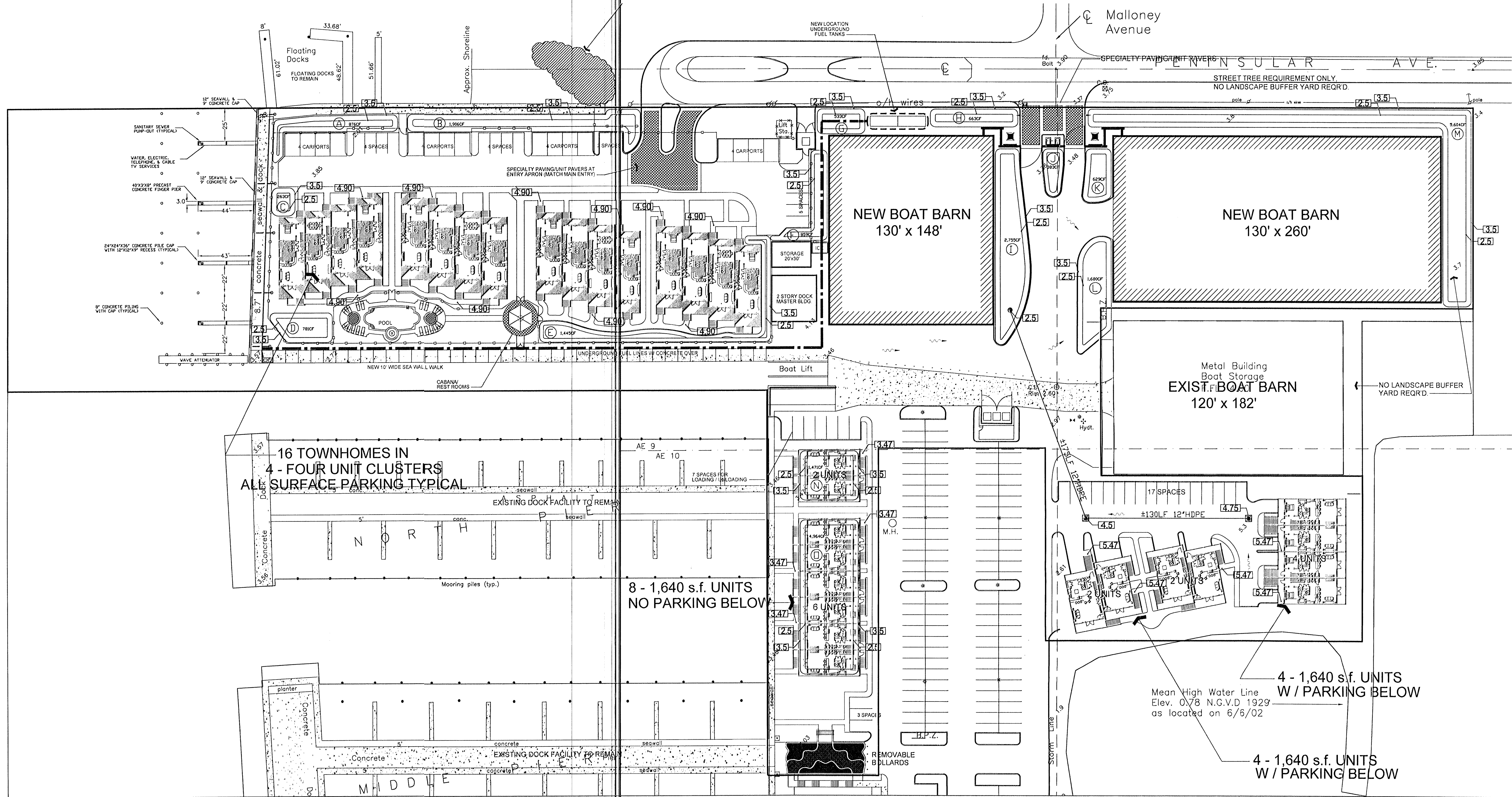
LESS:

Parcel 1

A portion of Lots 1, 2 and 3, Block 61, STOCK ISLAND as surveyed by George L. McDonald, according to the Plat thereof as recorded in Plat Book 1 at Page 61 of the Public Records of Monroe county, Florida, and being more particularly described as follows:
Commence at the Northwest corner of said Lot 1; thence East along the South Right-of-Way line of Peninsula Avenue (North line of Lot 1) for 30.00 feet to the Point of Beginning, thence continue along the said South Right-of-Way line of Peninsula Avenue (North line of Lots 1, 2 and 3) for 270.00 feet; thence South along the East line of said Lot 3 for 142.68 feet, thence West for 300.00 feet; thence North along the West line of said Lot 1 for 112.68 feet; thence East for 30.00 feet; thence North for 30.00 feet to the South Right-of-Way line of Peninsula Avenue and the Point of Beginning. Containing 41,904.73 Square Feet, more or less.

A parcel of land located in Section 36, Township 67 South, Range 25 East, Stock Island, Monroe County, Florida and being more particularly described as follows: Commence at the Northeast Corner of Lot 3, Block 61, "George McDonalds Plat of a Part of Stock Island", according to the plat thereof, as recorded in Plat Book 1, at page 55, of the Public Records of Monroe County, thence South for a distance of 265.88 feet; thence West for a distance of 100.00 feet; thence South for a distance of 339.68 feet; thence West for a distance of 70.94 feet to the Point of Beginning; thence meander the approximate Mean High Water Line for the following twenty-one (21) metes and bounds: thence S.00°00'45"W., a distance of 16.72 feet; thence S.07°17'00"W., a distance of 50.37 feet; thence S.01°31'11"W., a distance of 60.24 feet; thence S.03°09'56"E., a distance of 56.98 feet; thence S.01°17'35"W., a distance of 67.93 feet; thence S.24°27'36"W., a distance of 20.05 feet; thence N.70°07'27"W., a distance of 30.56 feet; thence N.39°29'04"W., a distance of 35.34 feet; thence N.20°28'48"W., a distance of 25.13 feet; thence N.75°38'40"W., a distance of 38.00 feet; thence N.45°33'20"W., a distance of 17.49 feet; thence N.23°30'00"W., a distance of 28.68 feet; thence N.43°31'59"W., a distance of 14.41 feet; thence S.88°32'44"W., a distance of 24.78 feet; thence S.71°33'38"W., a distance of 41.80 feet; thence S.89°52'50"W., a distance of 42.77 feet; thence S.82°14'18"W., a distance of 32.99 feet; thence S.73°17'44"W., a distance of 19.18 feet; thence S.79°38'41"W., a distance of 28.35 feet; thence S.82°50'54"W., a distance of 32.20 feet; thence S.88°27'31"W., a distance of 12.47 feet; thence North and leaving the said Approx. Mean High Water Line for a distance of 103.56 feet; thence East for a distance of 61.33 feet; thence North for a distance of 12.00 feet; thence East for a distance of 157.53 feet to a point of curvature of a curve concave to the Northwest; thence left along the said curve, having for its elements a radius of 32.00 feet and a central angle of 90°00'00" for a distance of 56.27 feet to a point of tangency; thence North for a distance of 36.77 feet; thence East for a distance of 103.00 feet to the Point of Beginning. Containing 49,810 Square Feet or 1.14 Acres, more or less.

Oceanside Marina Penninsular Ave., Key West, FL 33040		Dwn No. 02-207		FREDERICK H. HILDEBRANDT ENGINEER PLANNER SURVEYOR	
BOUNDARY SURVEY		Scale 1"=50'		Ref. 124-56	
Date: 1/30/97		Flood panel No. 124-56		Flood zone: AF-VF	
2/25/02 Updated		REVISIONS AND/OR ADDITIONS		APR - 2006	
c:\twg\stockisland\oceansidemarina		MONROE CO. PLANNING DEPT.		3150 Northside Drive Suite 101 Key West, FL 33040 (305) 293-0466 Fax: (305) 293-0237	



DRAINAGE CALCULATIONS

WATER QUANTITY - PRE DEVELOPMENT

GROSS AREA =	19.84 AC
SUBMERGED LANDS AREA =	8.39 AC
PROJECT AREA =	7.04 AC
PERVIOUS AREA =	3.10 AC
IMPERVIOUS AREA =	3.94 AC
% IMPERVIOUS =	56.0%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 IN
RAINFALL FOR 25yr/3day EVENT (P) =	12.2 IN
DEPTH TO WATER TABLE =	2 FT
DEVELOPED AVAILABLE STORAGE =	1.88 IN
SOIL STORAGE (S) = (1.88 IN)(1-0.560) =	0.85 IN
$Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.2-(0.2)(0.85))^2}{(12.2+(0.8)(0.85))} =$	11.29 IN

WATER QUANTITY - POST DEVELOPMENT

GROSS AREA =	19.84 AC
SUBMERGED LANDS AREA =	8.39 AC
PROJECT AREA =	7.04 AC
PERVIOUS AREA =	3.03 AC
IMPERVIOUS AREA =	4.01 AC
% IMPERVIOUS =	57.0%
RAINFALL FOR 25yr/24hr EVENT (P) =	9 IN
RAINFALL FOR 25yr/3day EVENT (P) =	12.2 IN
DEPTH TO WATER TABLE =	2 FT
DEVELOPED AVAILABLE STORAGE =	1.88 IN
SOIL STORAGE (S) = (1.88 IN)(1-0.570) =	0.81 IN
$Q_{pre} = \frac{(P-0.2S)^2}{(P+0.8S)} = \frac{(12.2-(0.2)(0.81))^2}{(12.2+(0.8)(0.81))} =$	11.31 IN

POSTDEVELOPMENT - PREDEVELOPMENT

$(Q_{post}) (A) - (Q_{pre}) (A) = 79.62 \text{ AC-IN} - 79.48 \text{ AC-IN}$
 WATER QUANTITY TREATMENT VOLUME = 0.14 AC-IN

WATER QUALITY

PROJECT DRAINAGE AREA EXCLUDES CONDO AREA = 7.04 AC
 A) ONE INCH OF RUNOFF FROM UPLAND AREA = 7.04 AC-IN
 B) 2.5 INCHES TIMES PERCENT IMPERVIOUS
 ROOF AREA + POOL AREA = 2.33 AC
 IMPERVIOUS AREA = 4.01 AC
 PERVIOUS AREA = 3.03 AC
 % IMPERVIOUS (EXCLUDING ROOF&POOL AREAS) = 35.7%
 RUNOFF TREATMENT = 2.5" X (%IMPERVIOUS) = 0.89 IN
 VOLUME = (0.89 INCHES) (PROJECT AREA) = 6.29 AC-IN

WATER QUANTITY ~vs~ WATER QUALITY

0.14 AC-IN < 7.04 AC-IN

RETENTION REQUIRED

50% CREDIT FOR DRY DETENTION
 DETENTION VOLUME = 0.5(7.04 AC-IN) = 3.52 AC-IN
 DETENTION REQUIRED = 12,780 CF

RETENTION PROVIDED

BASIN A VOLUME =	876 CF
BASIN B VOLUME =	1,906 CF
BASIN C VOLUME =	263 CF
BASIN D VOLUME =	781 CF
BASIN E VOLUME =	1,445 CF
BASIN F VOLUME =	859 CF
BASIN G VOLUME =	533 CF
BASIN H VOLUME =	663 CF
BASIN I VOLUME =	2,755 CF
BASIN J VOLUME =	383 CF
BASIN K VOLUME =	629 CF
BASIN L VOLUME =	1,680 CF
BASIN M VOLUME =	5,604 CF
BASIN N VOLUME =	1,471 CF
BASIN O VOLUME =	4,964 CF
PROJECT VOLUME =	24,812 CF
24,812 CF > 12,780 CF	

Drawn By: EPI
 Checked By: AEP
 Project No: KING'S POINTE MARINA
 Scale: AS NOTED
 Revisions:

RECEIVED
 APR - 5 2006
 MONROE CO. PLANNING DEPT.

Title: CONCEPTUAL DRAINAGE PLAN
 Sheet Number: C-1
 Date: MAR. 28, 2006

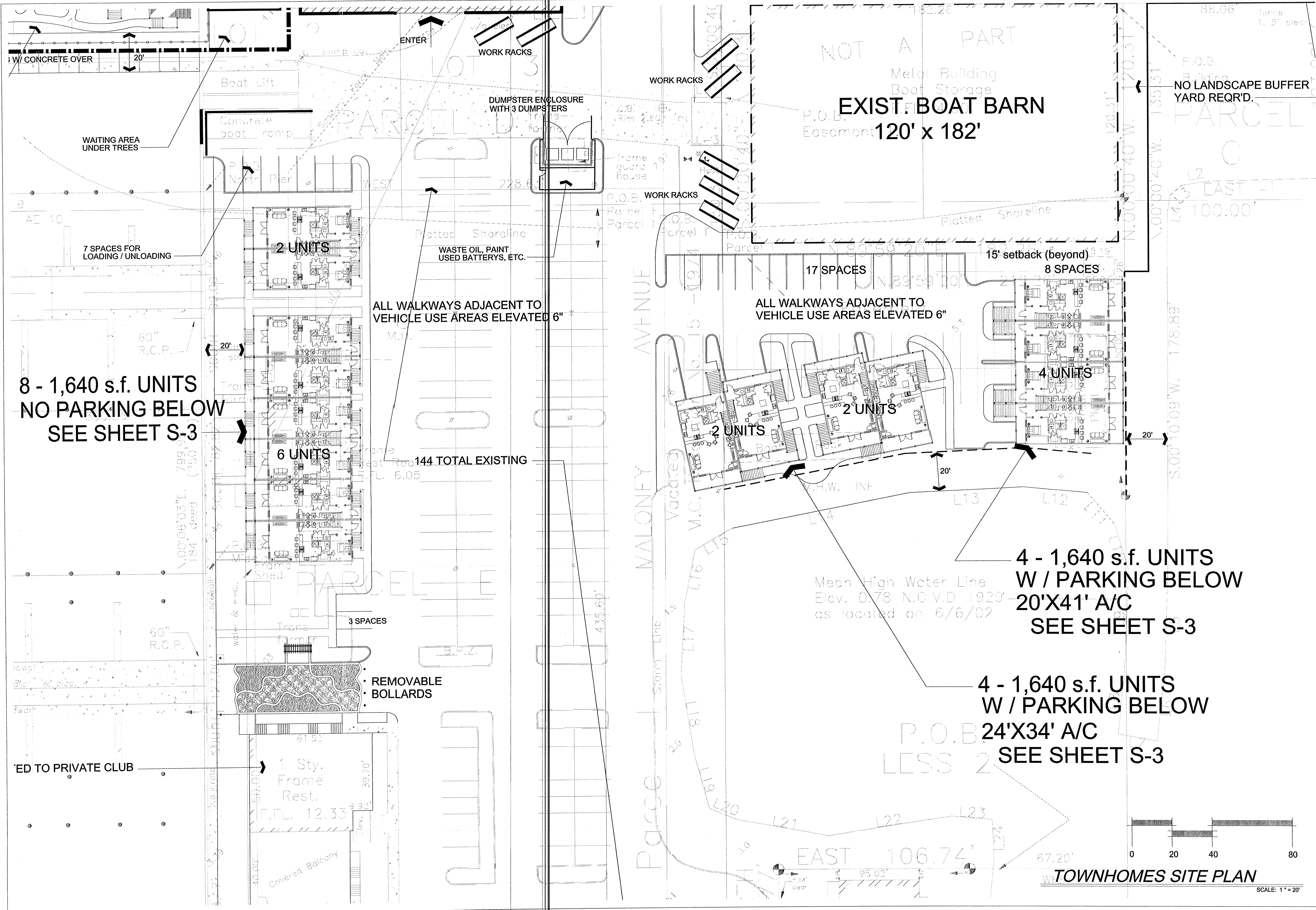
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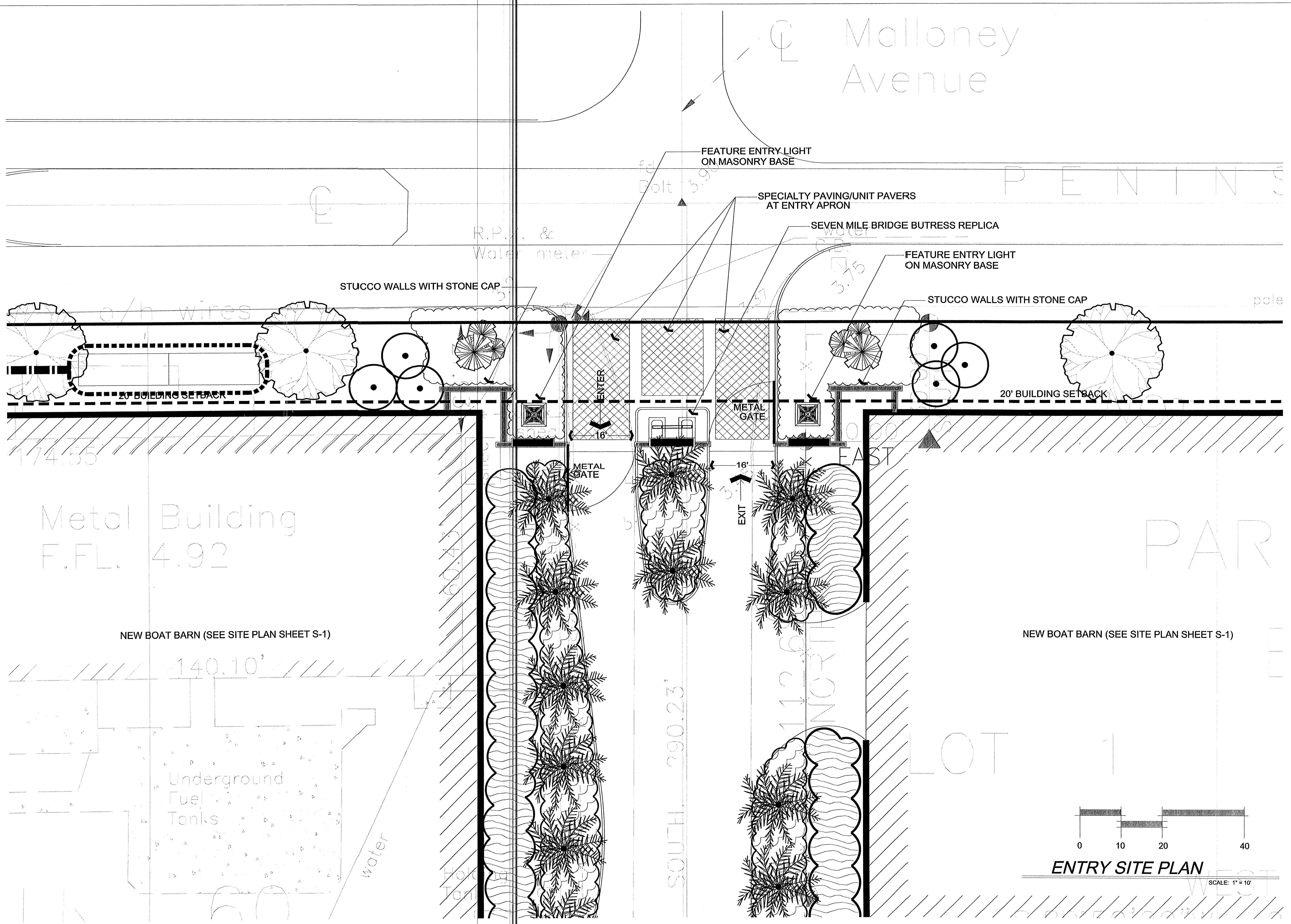
ALLEN E. PEREZ, P.E.
 FL. NO. 51468

KING'S POINTE MARINA
 5950 PENINSULAR AVENUE, STOCK ISLAND
 KEY WEST, FLORIDA

P E & D, Inc.
 Certificate of Authorization #579
 Perez Engineering & Development, Inc.
 1010 KENNEDY DRIVE, SUITE 400
 Key West, FL 33040
 ph: (305) 293-9440 * fax: (305) 296-0243

48 HOURS BEFORE DIGGING
 CALL TOLL FREE
 1-800-432-4770
 SUNSHINE STATE UNDERGROUND
 UTILITIES NOTIFICATION CENTER







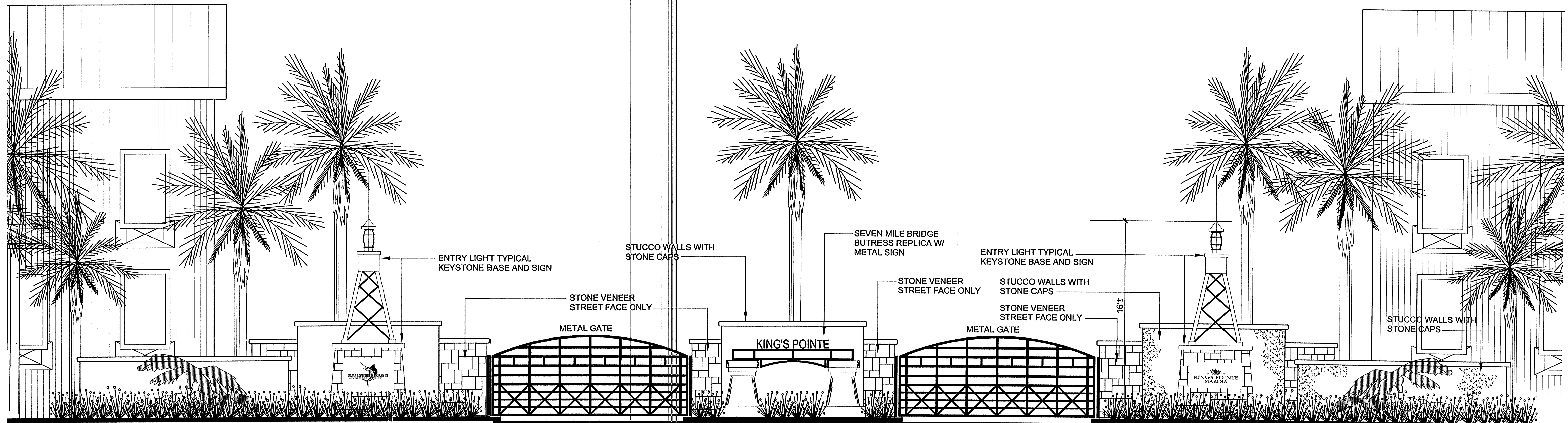
JOB NUMBER:
CORTEX-10981
DATE:
03.29.06
DRAWN BY:
LBR / WLW
CHECKED BY:
LBR

SHEET NUMBER:

S-5

5 OF 6

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ENTRY ELEVATION

SCALE: 1/4" = 1'-0"

Appendix 3

Tier Map

569

570

571

576

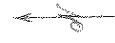
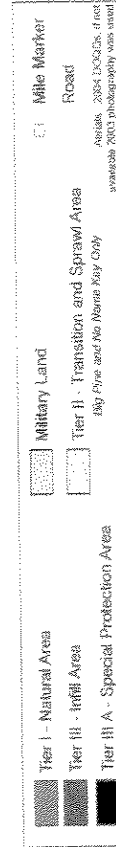
578



This map is for Monroe County Growth Management Division purposes only. The data contained herein is illustrative and may not accurately depict boundaries, parcels, roads, right of ways, or identification information.



Sheet: 577



Monroe County, Florida
 Tier Overlay District Map
 as of November 29, 2005
 Print Date: Mar 03, 2006

581

582

583

Appendix 4

Drainage Plan (folded map)

Appendix 5

Architectural Building Elevations and Floor Plan

REVISIONS: DATE

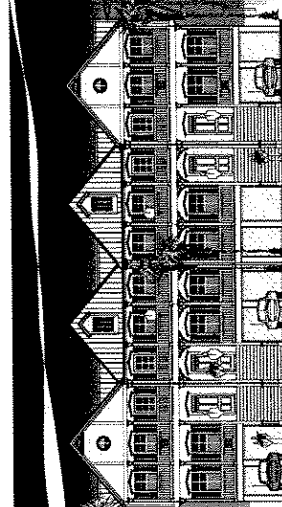
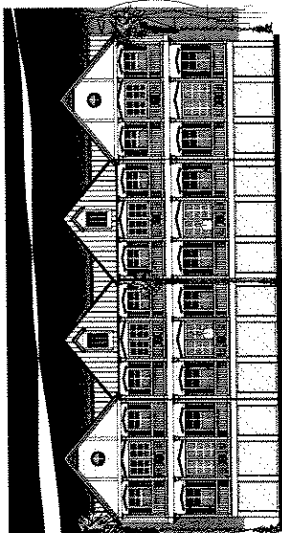
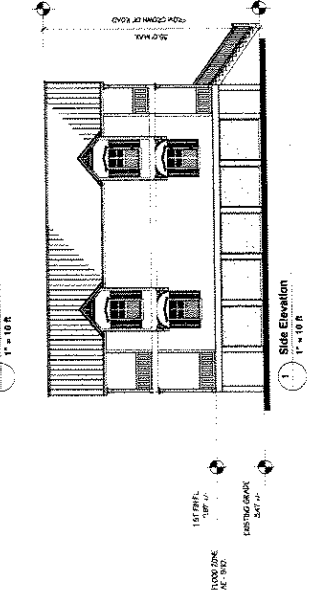
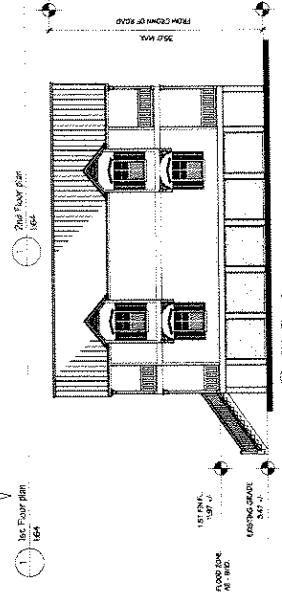
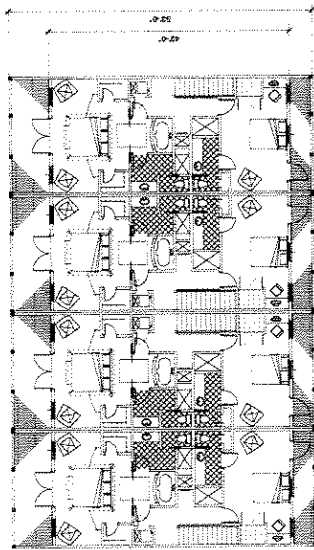
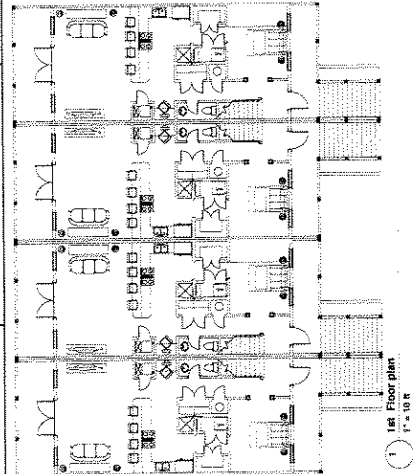
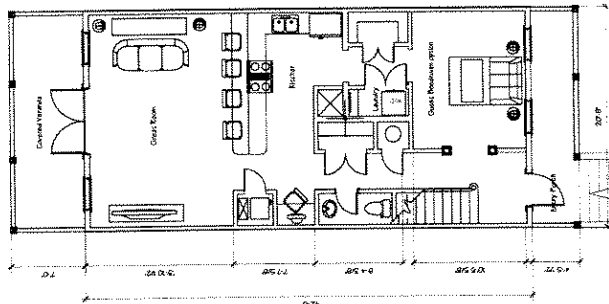
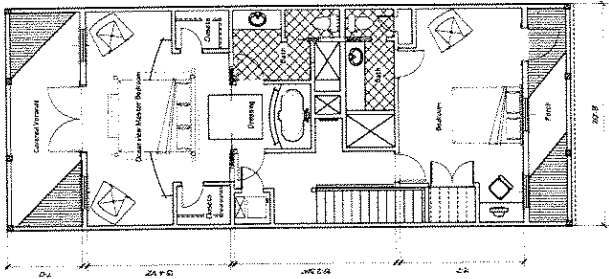
PETER PIKE ARCHITECT
PMB 409
KEY WEST, FLA. 33040
305-295-1952

PROJECT:
KINGS POINTE
KEY WEST, FLORIDA

DRAWING TITLE:
COVE SIDE EAST
4 UNITS

SHEET #
OF

PETER M. PIKE FLA. REGISTRATION # AR0015198



REVISIONS	DATE

PETER PIKE ARCHITECT
 PMB 409
 815 PELCOCK PLAZA
 KEY WEST, FLA. 33040
 305-296-1692

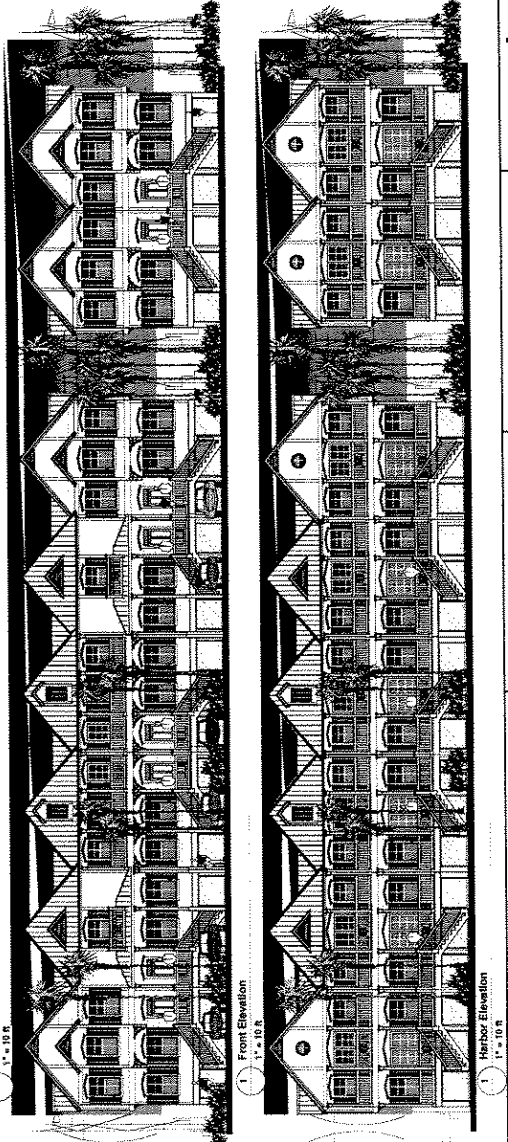
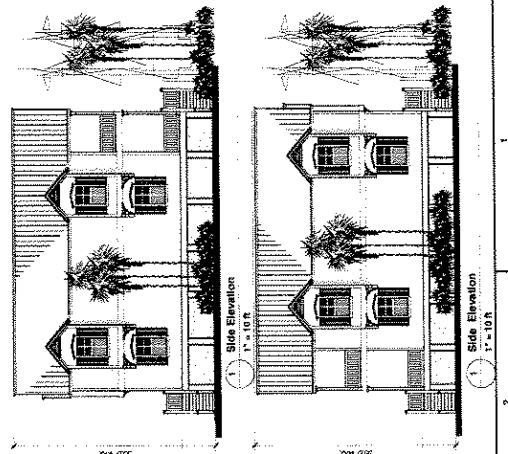
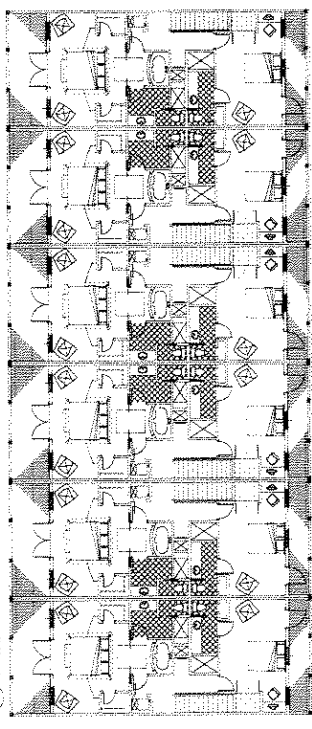
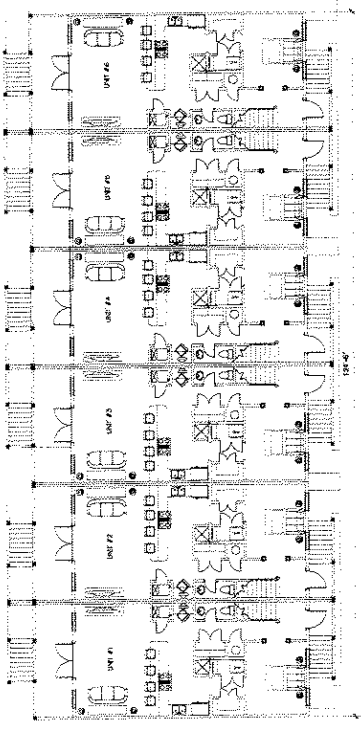
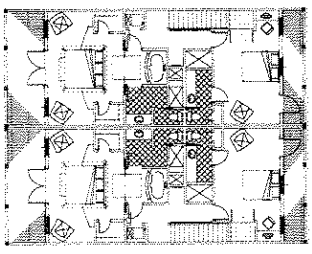
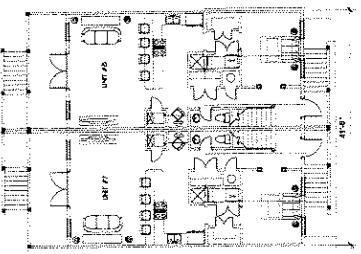
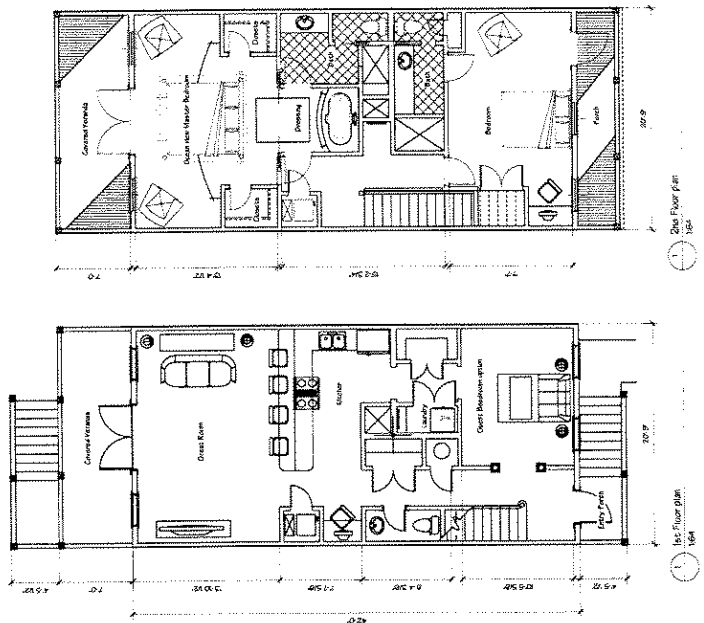
PROJECT:
 KINGS POINTE
 KEY WEST, FLORIDA

DRAWING TITLE:
 HARBOR SIDE SOUTH

PROJECT NUMBER: 0001
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 CHECKED: [blank]
 DATE: 2-28-04

SHEET #
 OF

PETER M. PIKE FLA. REGISTRATION # AR0015198



REVISIONS	DATE



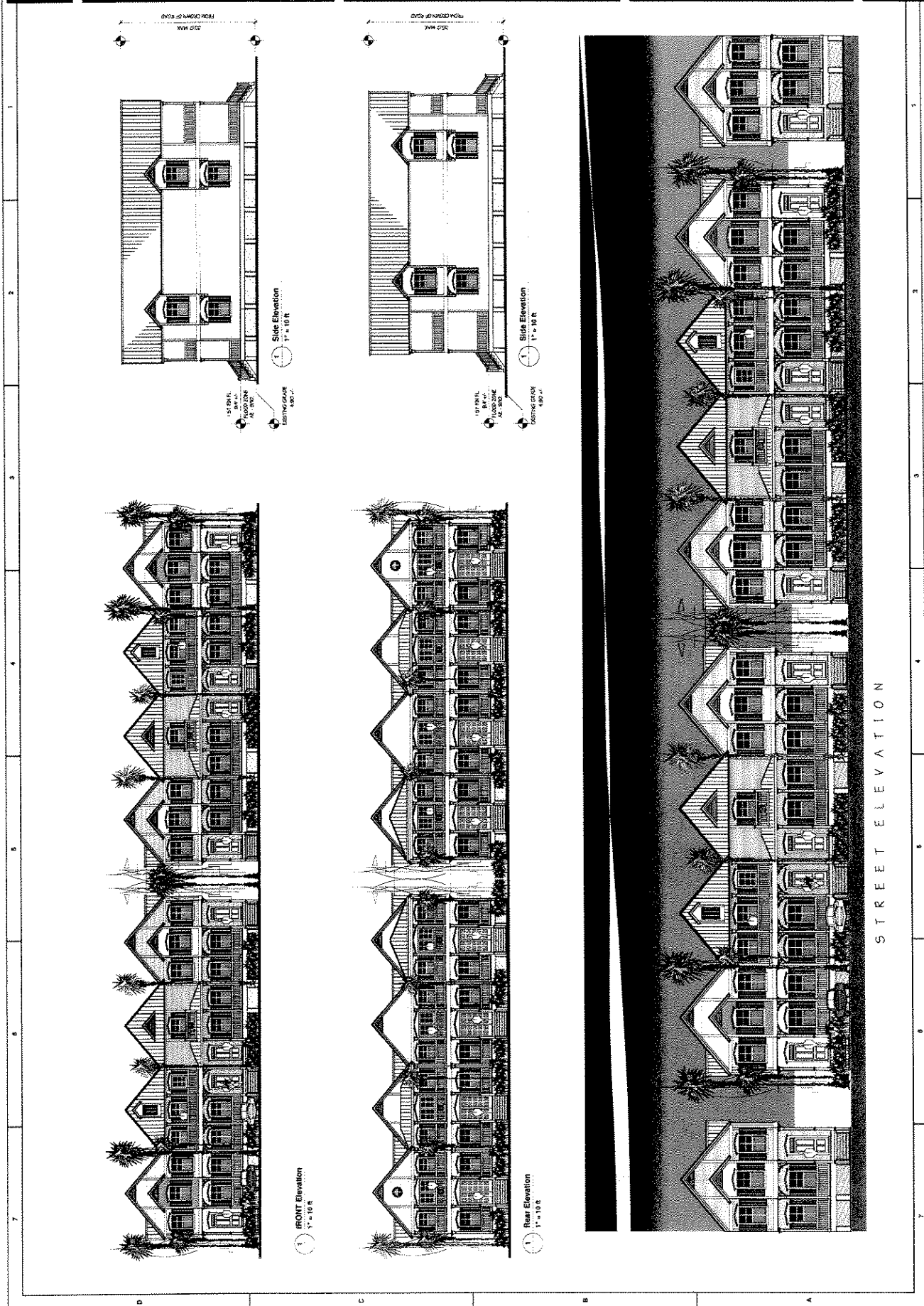
**PETER PIKE
ARCHITECT**
 815 PEACOCK PLAZA
 FLD 409
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT: **KINGS POINTE**
 16 UNITS
 PENINSULAR TOWNHOUSES
 KEY WEST, FLORIDA

DRAWING TITLE: **PENINSULAR TOWNHOUSES**
 16 UNITS
 PROJECT NUMBER: 22-001
 DESIGN: 02/01
 CHECKED: 7/02
 DATE: 05/06

SHEET # **OF**

PETER M. PIKE FLA. REGISTRATION # AR0016198



REVISIONS	DATE

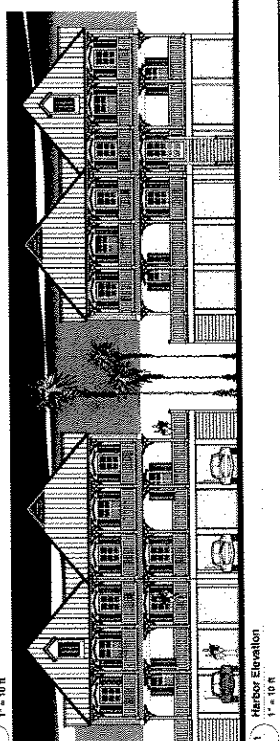
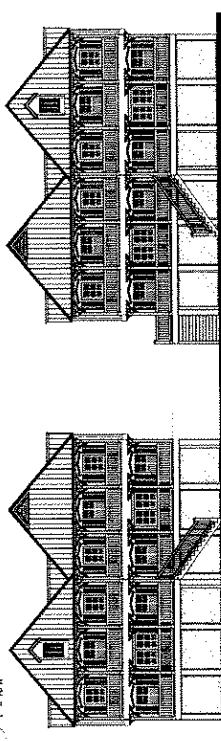
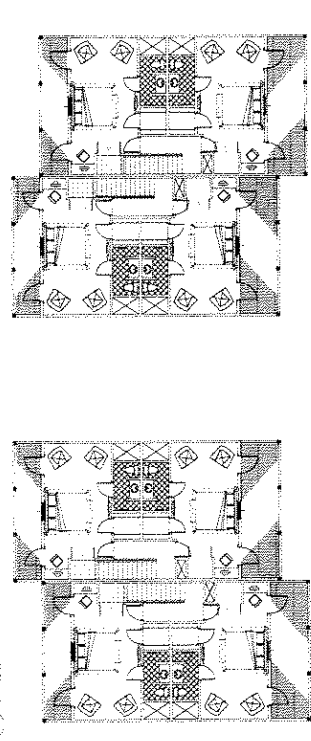
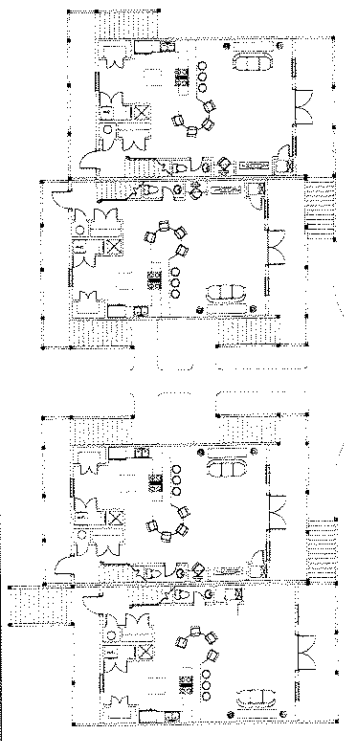
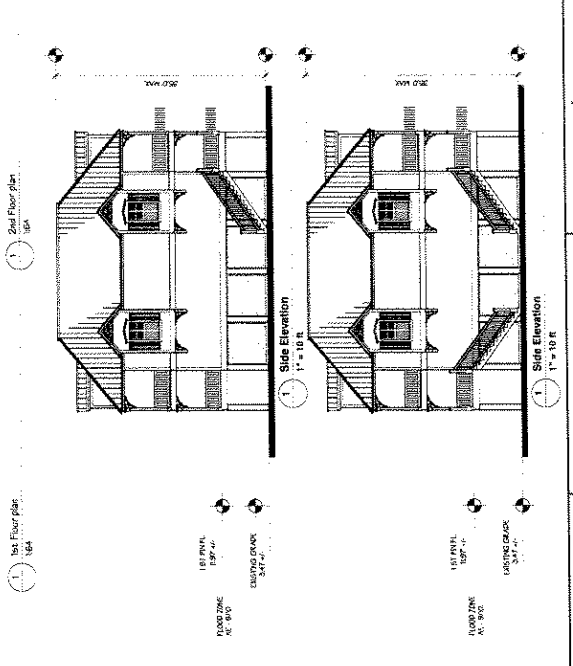
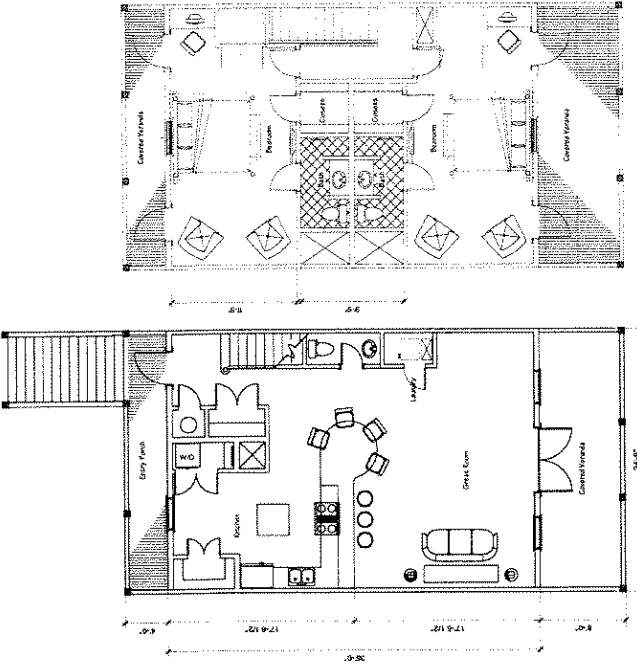
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 PAB 405
 KEY WEST, FLA. 33040
 305-296-1692

PROJECT:
 KINGS POINTE
 KEY WEST, FLORIDA.

DRAWING TITLE:
 COVE SIDE SOUTH

PROJECT NUMBER: 00-006
 DESIGNED BY: PAB
 CHECKED BY: PAB
 DATE: 05-08-06

SHEET #
 OF



REVISIONS	DATE



PETER PIKE ARCHITECTS

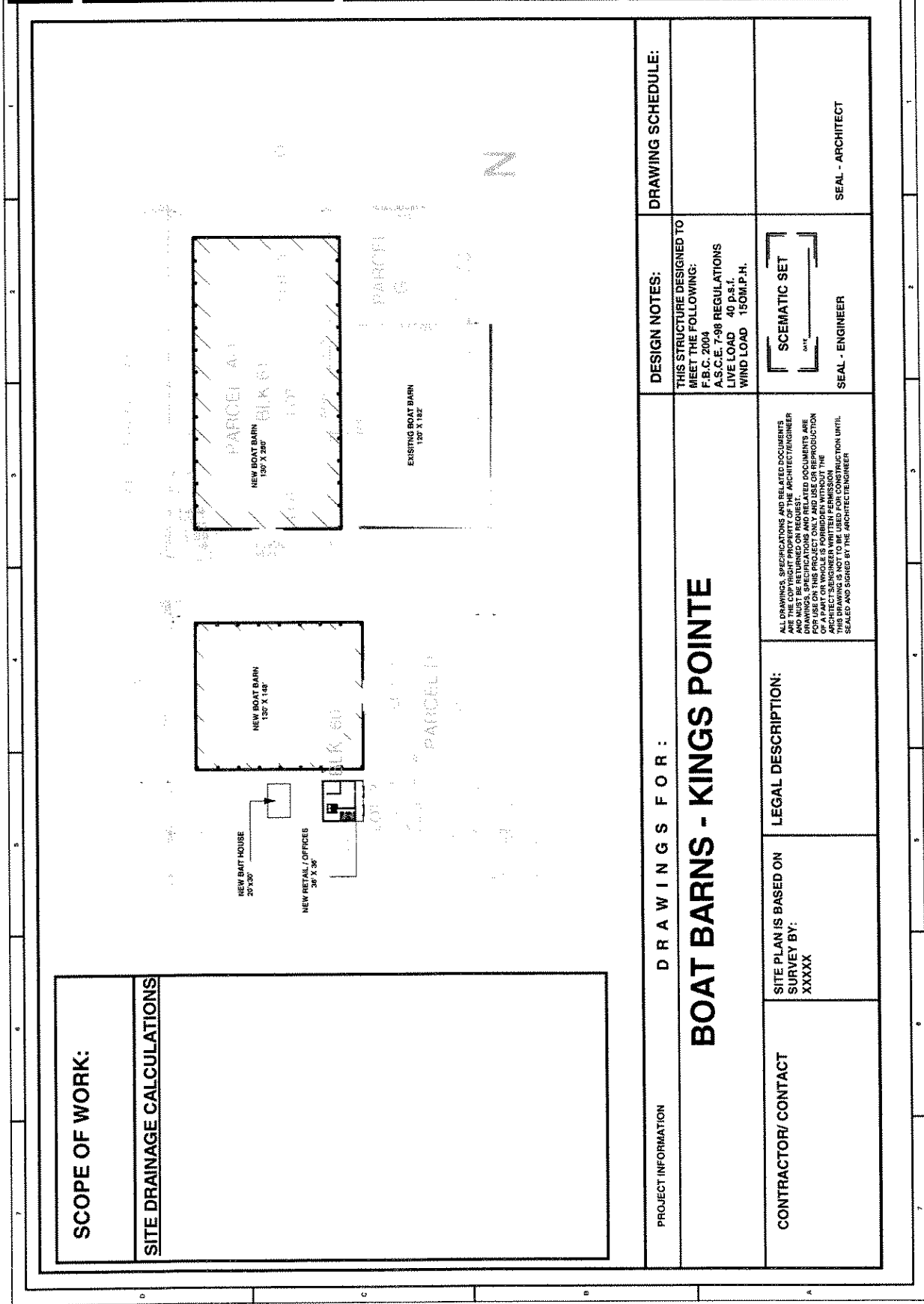
819 PEACOCK PLAZA
PMB 408
KEY WEST, FLA. 32040
305-296-1982

PROJECT:
BOAT BARN AND OFFICES
KINGS POINTE

DRAWING TITLE:
SITE PLAN

PROJECT NUMBER: 121455
DRAWN: JTB/JP
CHECKED: JMB
DATE: 12/1/05

SHEET #
A-1
OF



DRAWINGS FOR:			
PROJECT INFORMATION	BOAT BARN - KINGS POINTE		
	DESIGN NOTES: THIS STRUCTURE DESIGNED TO MEET THE FOLLOWING: F.B.C. 2004 A.S.C.E. 7-98 REGULATIONS LIVE LOAD 40 p.s.f. WIND LOAD 150M.P.H.		
CONTRACTOR/ CONTACT	LEGAL DESCRIPTION:		SCHEMATIC SET
	SITE PLAN IS BASED ON SURVEY BY: XXXX		SEAL - ENGINEER
SCOPE OF WORK:		SEAL - ARCHITECT	

REVISIONS	DATE



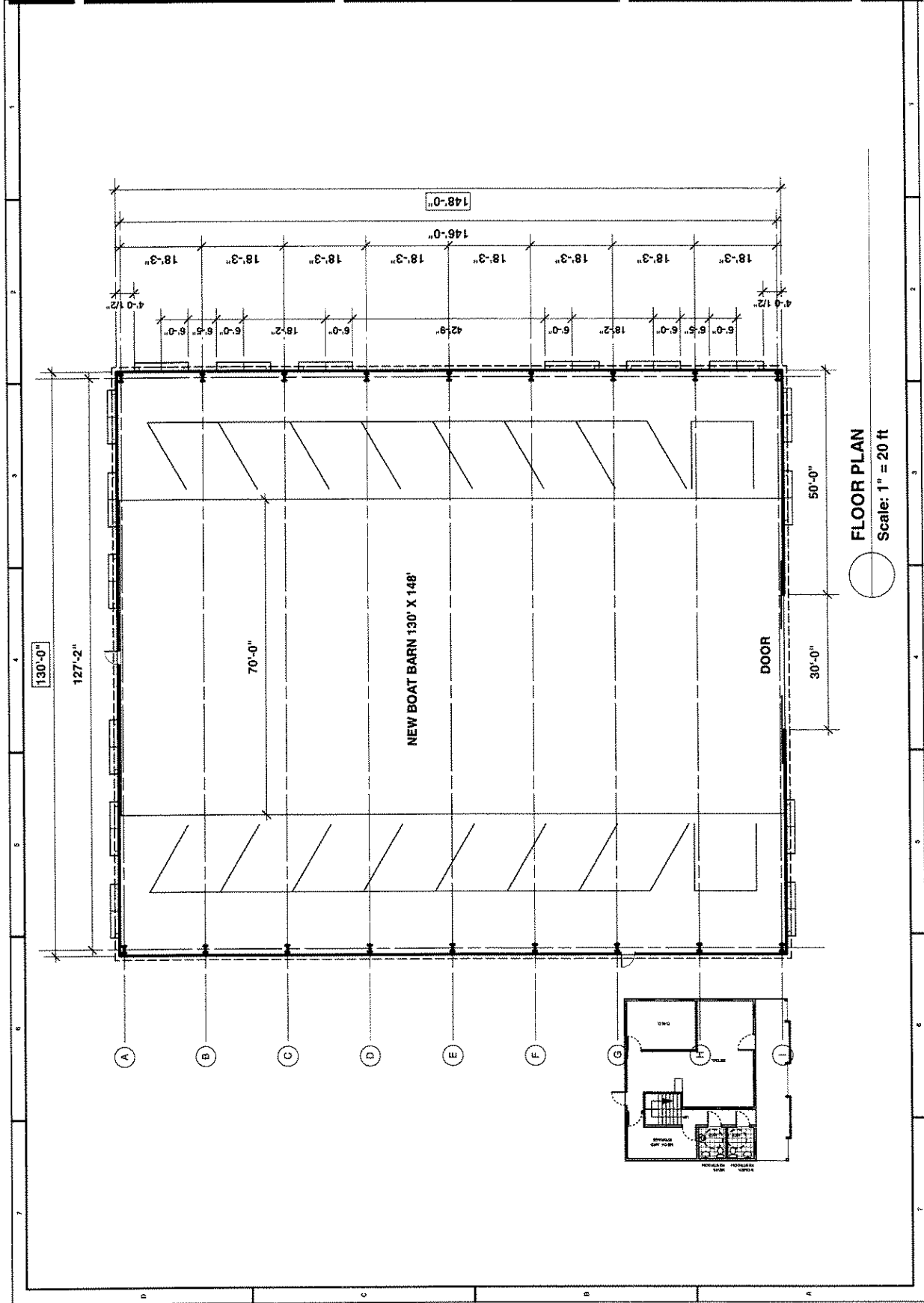
PETER PIKE
 ARCHITECT
 819 PEACOCK PLAZA
 PMB 400
 KEY WEST, FLA. 33040
 305-298-1882

PROJECT:
KINGS POINTE
BOAT BARN AND OFFICES

DRAWING TITLE:
BARN "A" FLOOR PLAN
 PROJECT NUMBER: 19-14-08
 DRAWN: [blank]
 CHECKED: [blank]
 DATE: 12-14-08

SHEET:
A-2

PETER M. PIKE FLA. REGISTRATION # AR0015198



REVISIONS	DATE



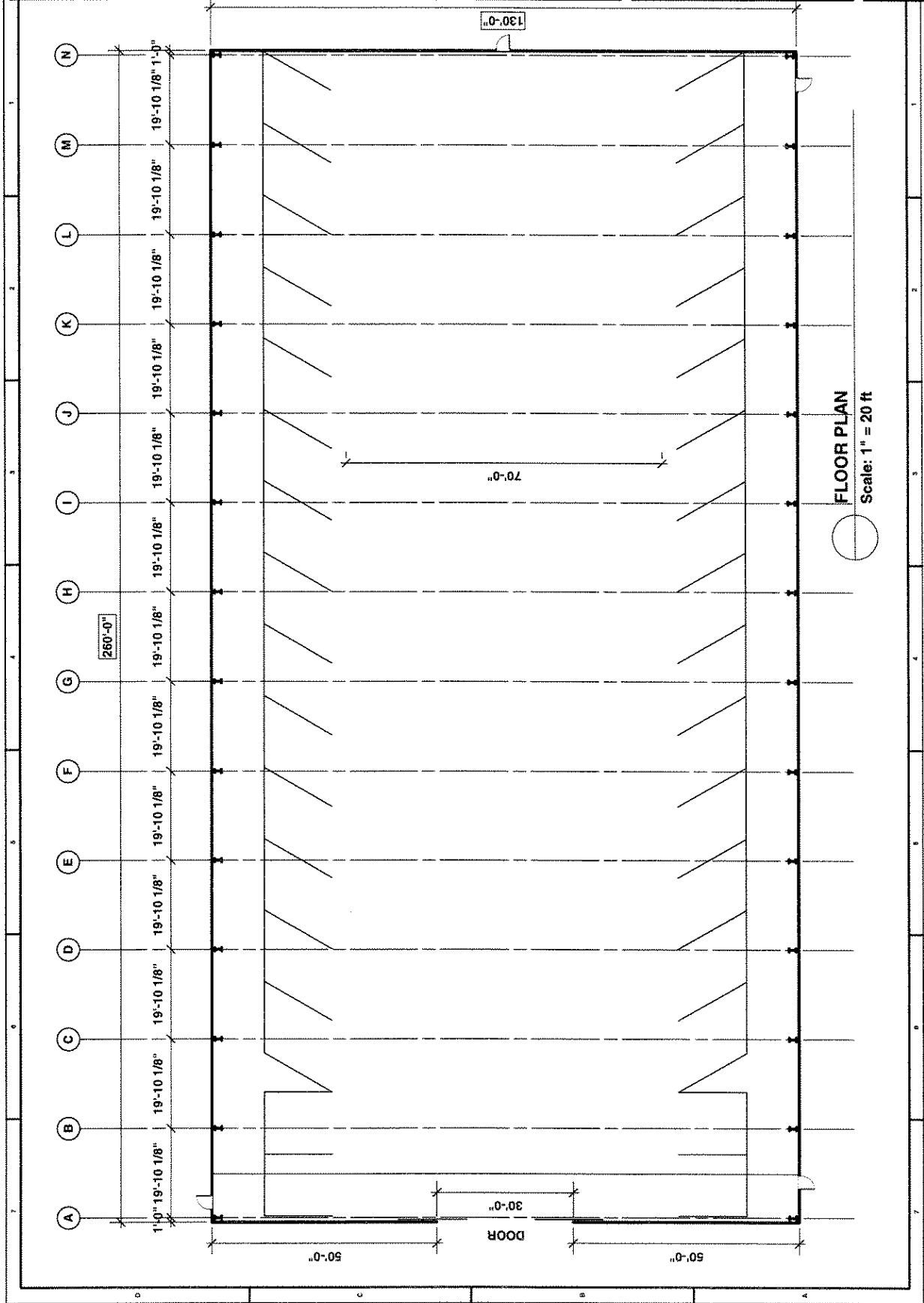
**PETER MIKE
ARCHITECT**
819 PEACOCK PLAZA
PMB 400
KEY WEST, FLA. 33040
305-296-1882

PROJECT:
**KINGS POINTE
BOAT BARN AND OFFICES**

DRAWING TITLE:
BARN "B" FLOOR PLAN

SHEET #
A-3

PROJECT NUMBER
0570
DRAWN
CHECKED
DATE: 12/24/05



REVISIONS: DATE

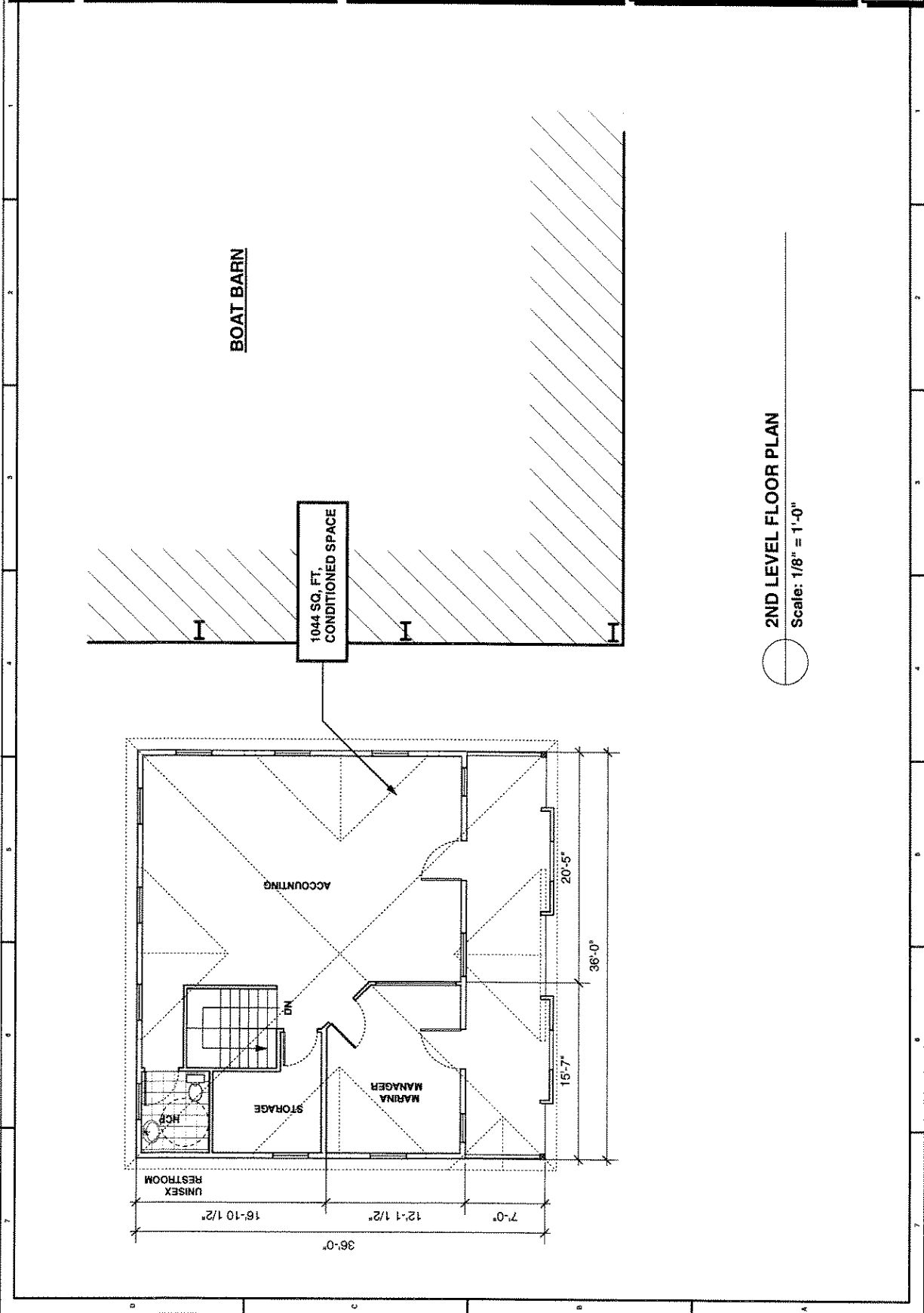
PETER PIKE ARCHITECT
619 PEACOCK PLAZA
ROOM 408
KEY WEST, FLA. 33040
305-296-1092

PROJECT:
KINGS POINT
BOAT BARN AND OFFICES

DRAWING TITLE:
OFFICE FLOOR PLAN

SHEET
A-5
OF

PETER M. PIKE FLA. REGISTRATION # AR0015198



PERSON	DATE



PETER PINE ARCHITECT
 818 PEACOCK PLAZA
 PMB 408
 KEY WEST, FLA. 33040
 305-296-1662

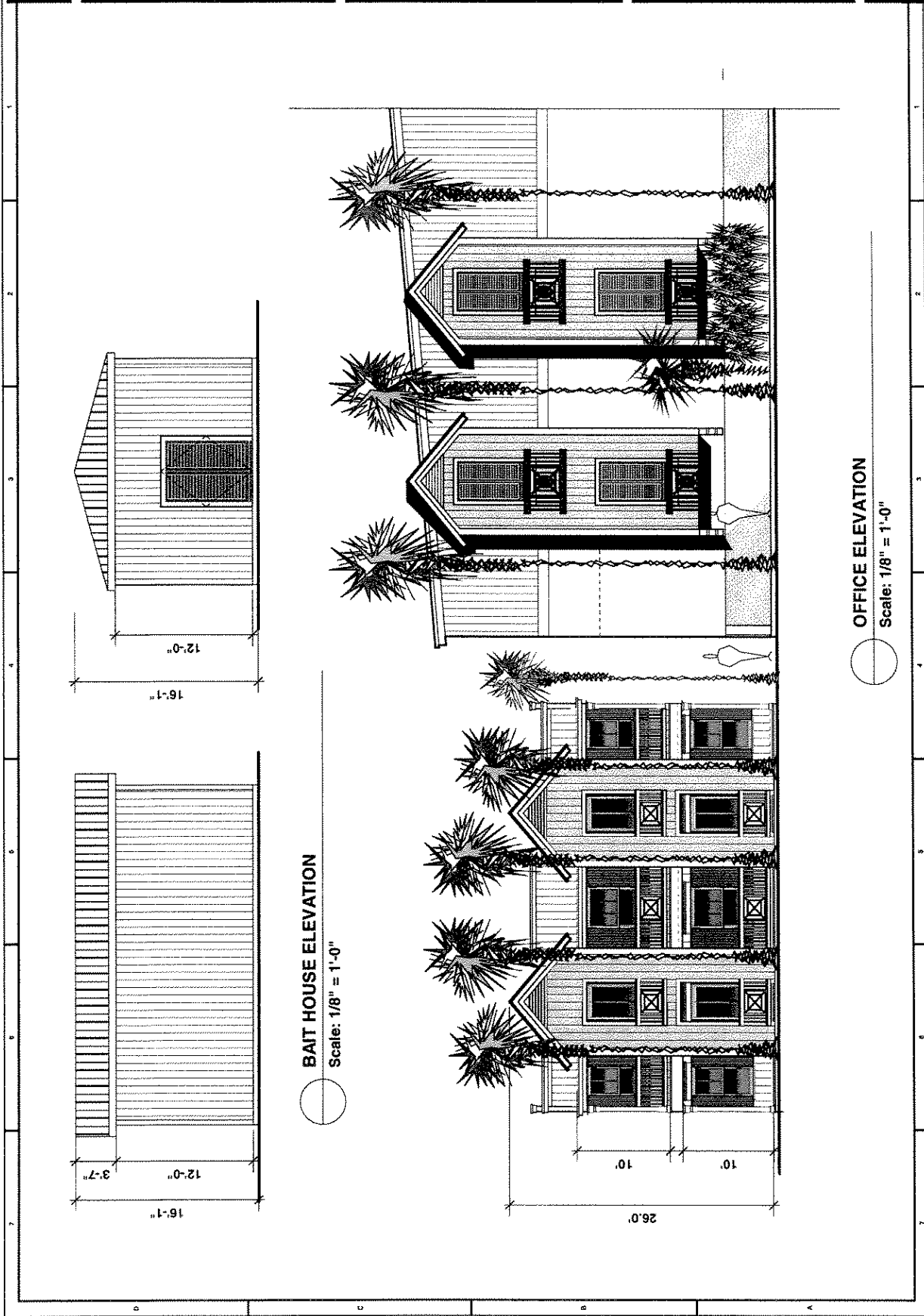
PROJECT:
 BOAT BARN AND OFFICES
 KINGS POINT

DRAWING TITLE:
 OFFICE ELEVATION

PROJECT NUMBER: 3575
 DRAWN: NMP
 CHECKED: NMP
 DATE: 12-14-08

SHEET #
A-6

PETER M. PIKE FLA. REGISTRATION # AR0015198



REVISIONS:	DATE

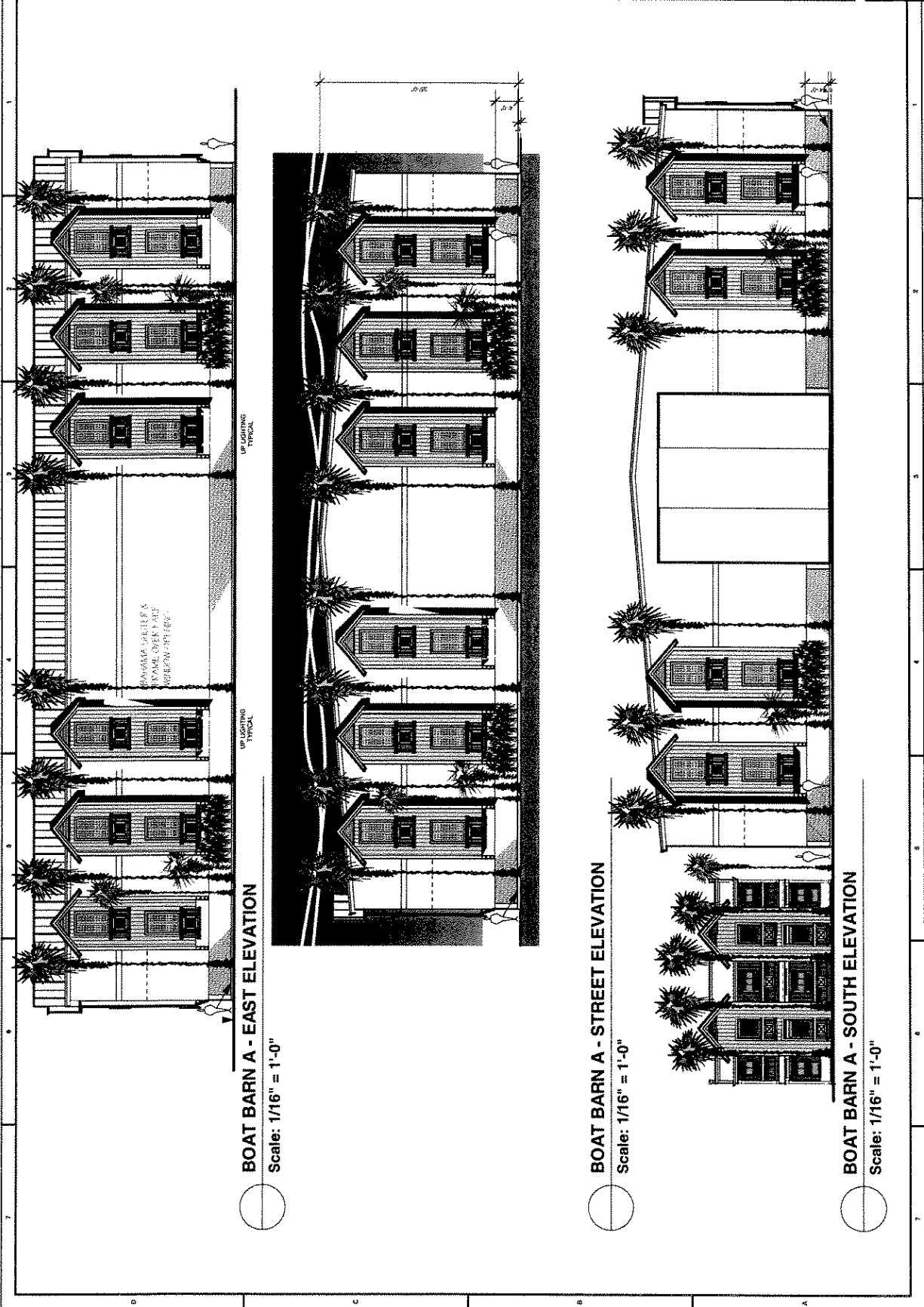


PETER M. PIKE
ARCHITECT
 519 PEACOCK PLAZA
 SUITE 400
 KEY WEST, FLA. 33040
 305-296-1992

PROJECT: **BOAT BARN AND OFFICES**
 ELEVATIONS

DRAWING TITLE: **ELEVATIONS**
 PROJECT NUMBER: 08120
 DRAWN: RMP
 CHECKED: RMP
 DATE: 12-18-26

SHEET **A-7**
 OF





REVISIONS: DATE

PETER PIKE ARCHITECT
PMB 302
819 PEACOCK PLAZA
KEY WEST, FLA. 33040
305-296-1692

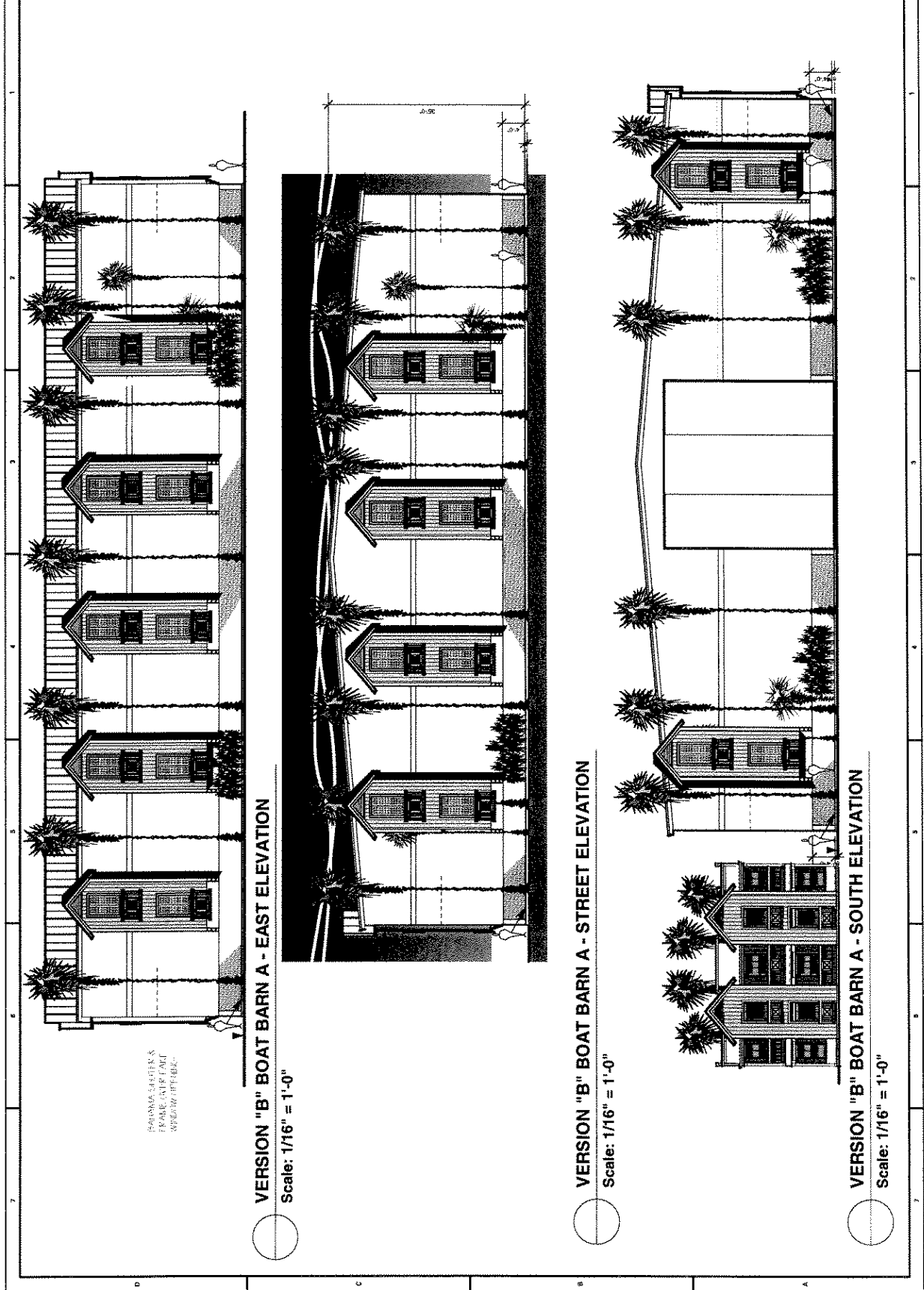
PROJECT:
KINGS POINTE
BOAT BARN AND OFFICES

DRAWING TITLE:
ELEVATIONS VERSION 1

PROJECT NUMBER: 05.70
DRAWN: CHUCKEN
DATE: 12/16/08

SHEET
A-9
OF

PETER M. PIKE FLA. REGISTRATION # AR0015198



BOAT BARN A
FRONT ELEVATION
12/16/08

VERSION "B" BOAT BARN A - EAST ELEVATION

Scale: 1/16" = 1'-0"

VERSION "B" BOAT BARN A - STREET ELEVATION

Scale: 1/16" = 1'-0"

VERSION "B" BOAT BARN A - SOUTH ELEVATION

Scale: 1/16" = 1'-0"

REVISIONS: DATE



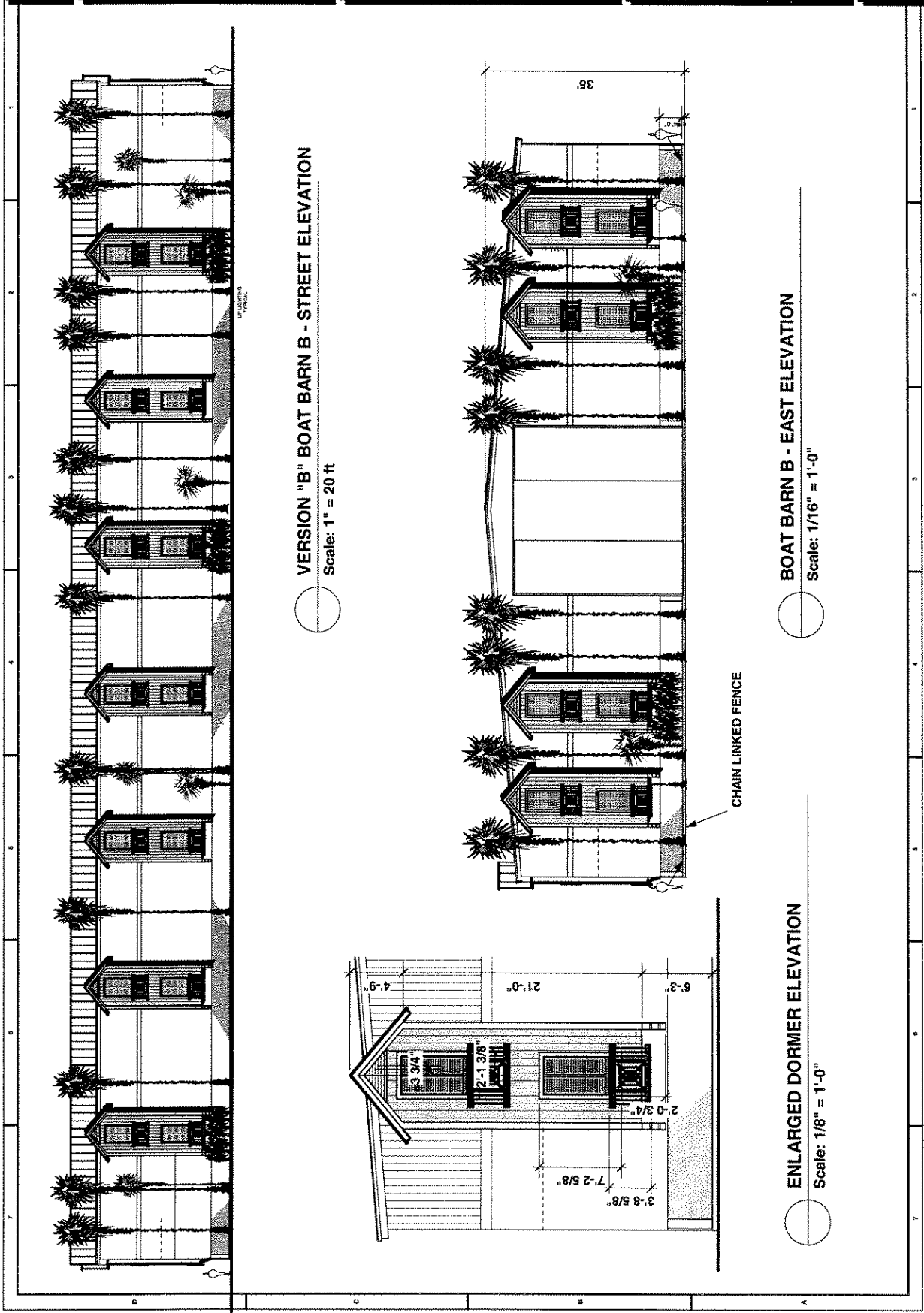
PETER PIKE
ARCHITECT
PMB 409
KEY WEST, FLA. 33040
305-296-1992

PROJECT:
BOAT BARN AND OFFICES
KINGS POINTE

DRAWING TITLE:
ELEVATIONS VERSION
PROJECT NUMBER:
DRAWN: (DATE)
CHECKED: PMP
DATE: 12/25/99

SHEET
A-10
OF

PETER M. PIKE FLA. REGISTRATION # AR0015198



VERSION "B" BOAT BARN B - STREET ELEVATION
Scale: 1" = 20 ft

BOAT BARN B - EAST ELEVATION
Scale: 1/16" = 1'-0"

ENLARGED DORMER ELEVATION
Scale: 1/8" = 1'-0"

Appendix 6

Traffic Impact Analysis (attached report)

KING'S POINTE MARINA
MILE MARKER 5.5
STOCK ISLAND, FLORIDA
LEVEL III TRAFFIC STUDY

JANUARY 2006



TRANSPORT ANALYSIS PROFESSIONALS
A Transportation Consultant Group INC

KING'S POINTE MARINA
MILE MARKER 5.5
STOCK ISLAND, FLORIDA
LEVEL III TRAFFIC STUDY

Prepared for
The Craig Company
P.O. Box 372
Key West, Florida 33041
(305) 294-1515

Prepared by
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(305) 385-0777
E.B. # 3766

January 2006
JN 6702

Richard P. Eichinger
Project Traffic Engineer
(305) 385-0777

**KING'S POINTE MARINA
MILE MARKER 5.5
STOCK ISLAND, FLORIDA
LEVEL III TRAFFIC STUDY**

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APPENDIX

TURNING MOVEMENT DATA
ITE TRIP GENERATION
INTERSECTION ANALYSES
FDOT GENERALIZED TABLES/SEASONAL DATA
2005 LEVEL OF SERVICE TABLE
REDUCED SITE PLANS

**KING'S POINTE MARINA
MILE MARKER 5.5
STOCK ISLAND, FLORIDA
LEVEL III TRAFFIC STUDY**

INTRODUCTION

King's Pointe Marina (the developer) is proposing to redevelop the existing Ocean Side Marina, which is situated on Stock Island near US 1 Mile Marker 5.5. The general location is depicted in Figure 1 and a reduced site plan is in the appendix. The proposed development will be adding the following uses:

- Restaurant/bar – 3,200 sf
- Condominiums – 32 units
- Marina – 8 wet slips
- Marina – 108 dry racks

Contact was made with Monroe County's traffic consultant to discuss the scope of work needed for the traffic study regarding the proposed development. This study follows the traffic consultant's recommendations.

ACCESS AND ADJACENT LAND USES

Access is from Maloney Avenue and Peninsular Avenue adjacent land uses are MI-Maritime uses and MU-mixed use.

TRAFFIC GENERATION AND DISTRIBUTION

Using information from the seventh edition of *Trip Generation* from the Institute of Transportation Engineers (ITE), traffic generation for the proposed development is shown in Table 1. ITE trip generation information is available in the appendix.

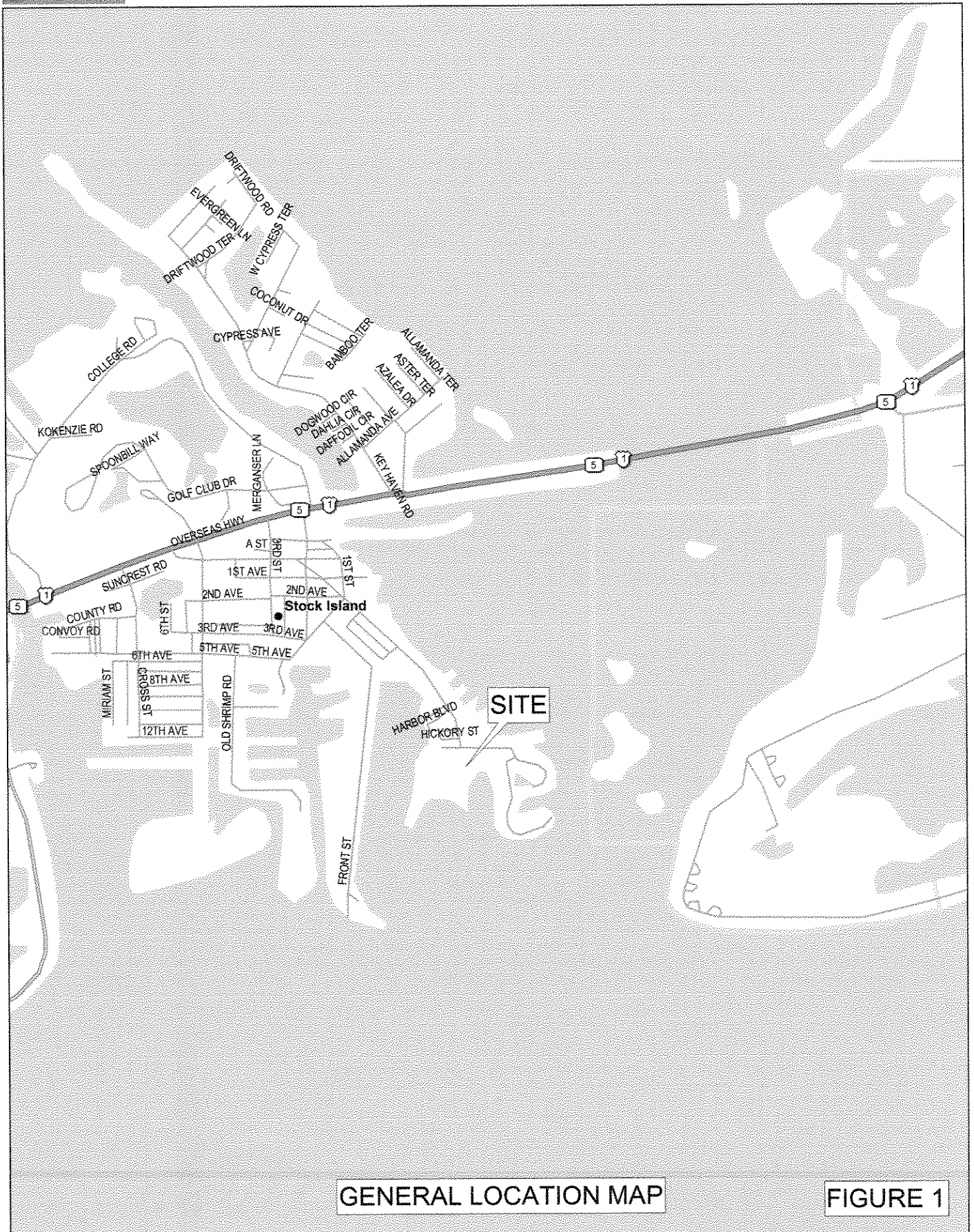


Table 1
King's Pointe Marina
Daily and PM Peak Hour
Trip Generation

Land Use/Size	ITE Code No.	Weighted Daily Volume	PM Peak Hour		
			In	Out	Total
Restaurant – 3,200 sf ¹	931	158	9	4	13
Condominiums – 32 units	230	182	11	5	16
Marina – 8 wet slips	420	28	1	1	2
Marina – 108 dry slips ²	420	<u>94</u>	<u>3</u>	<u>2</u>	<u>5</u>
	Totals	462	24	12	36

¹Adjusted for 44% pass-by rate

²Adjusted to 25% of wet slip rate

DISTRIBUTION & TRIP LENGTH

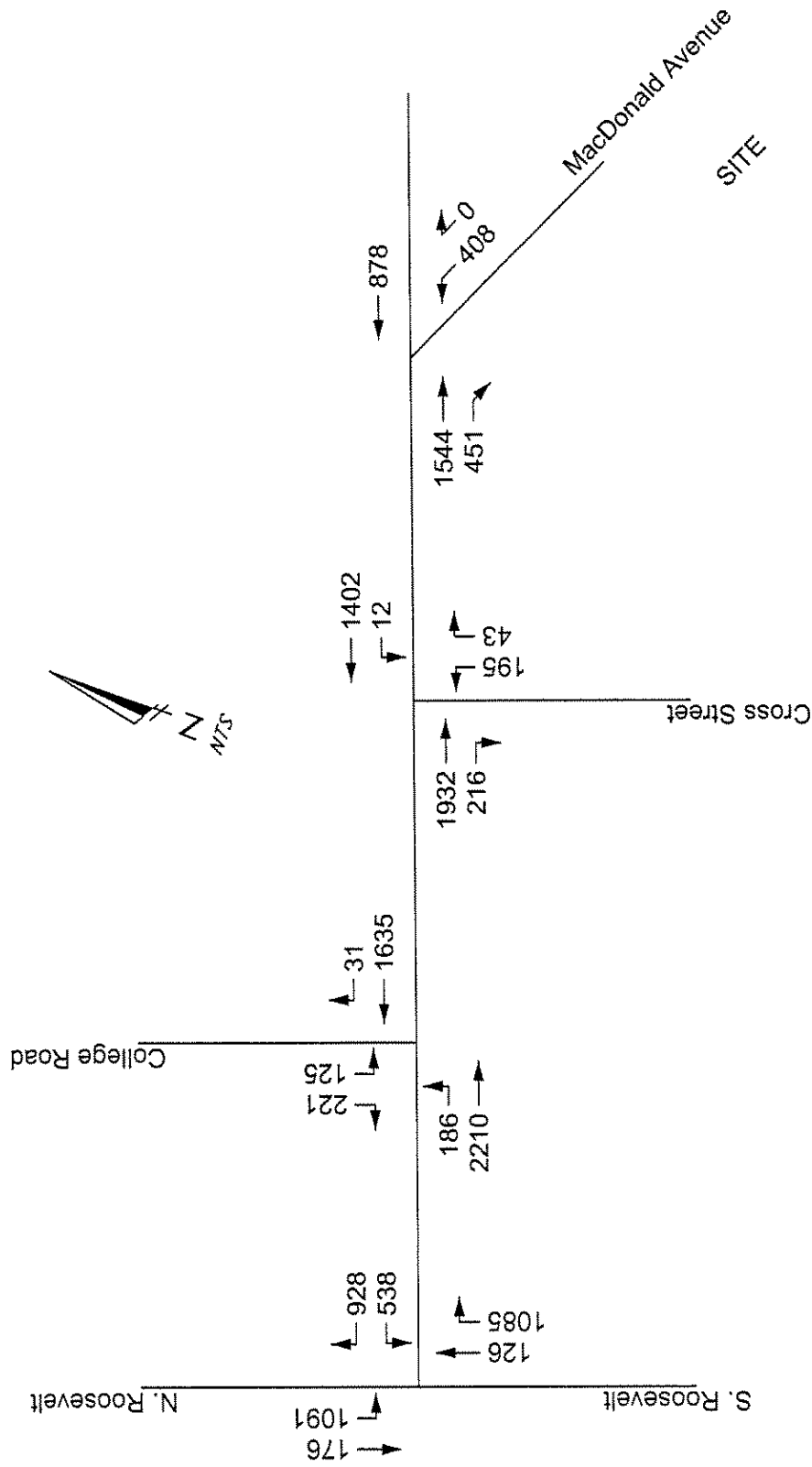
It is estimated that most of the trips (58%) will come from Key West with the remainder from the east. The average trip length to the east is estimated at 12 miles and 3 miles to the west.

EXISTING US 1 TRAFFIC

It was agreed with the County's traffic consultant that the following intersections along US 1 are to be analyzed in this study.

- MacDonald Avenue (signalized)
- College Road (signalized)
- Cross Street (signalized)
- Roosevelt Boulevard (signalized)

All intersection data collection occurred midweek between 4:00 – 6:00 PM. The PM period historically typifies peak period traffic that occurs both weekly and hourly near Key West and Stock Island. Figure 2 depicts existing traffic volumes at the intersections under study.



2005 PM Peak Volume

Figure 2

SEASONAL TRAFFIC ADJUSTMENT

The Florida Department of Transportation year 2004 weekly volume factors were used to estimate peak seasonal traffic conditions from the data collected at the intersections studied. (See appendix for more information.)

HISTORICAL TRAFFIC VOLUME

The developer's intention is to have the project built and operating by the close of year 2007. Therefore, existing traffic volumes were factored for yearly growth. FDOT has a traffic monitoring station (No. 0048) along US 1 near MacDonald Avenue. The historical AADT was researched and the result produced an annual average growth rate of 1.26%, which was used to increase volume to 2007 conditions.

APPROVED DEVELOPMENT TRAFFIC

Monroe County Planning staff was contacted regarding other approved but not yet built projects in the Stock Island area. According to staff, there are no approved, but not built projects in the Stock Island area, however there are projects currently going through the approval process.

TRAFFIC DISTRIBUTION FOR PEAK PERIOD ANALYSIS

The east/west distribution of traffic volume along this general area of US 1 during the peak period is estimated to be 42%/58%, respectively. This estimate can be verified by summing and comparing the eastbound and westbound (US 1) approach volumes at the intersections under study. This split and aerial photos aided in the distribution and assignment of site traffic.

FUTURE BUILD-OUT YEAR TRAFFIC

Table 2 depicts the existing PM peak period volume data collected at the intersections under study. Table 2 also shows two (2) year's growth and the proposed development's PM peak hour traffic volume (as shown in Table 1). Figure 3 depicts proposed site only traffic during the PM peak hour. Figure 4 depicts peak season, two year's growth and site PM peak hour traffic at the study locations in 2007.

PM PEAK HOUR LEVEL OF SERVICE

Table 3 summarizes PM peak hour levels of service (LOS) analyses performed at the intersections under study. All future year analyses reflect PM peak hour traffic volume conditions during the peak season (during the peak week) and a two-year annualized growth.

US 1 ARTERIAL TRAFFIC SUMMARY

The development is situated along Monroe County's designated US 1 Segment 1. Table 4 depicts a summary of daily US 1 arterial traffic volume and proposed site traffic.

SECONDARY STREET IMPACTS

The secondary street impacts are controlled by traffic signals and their ability to control capacity along the roadway. Hence, impacts along secondary roads are noted in the highway capacity analyses and depicted in Table 3.

SIGHT TRIANGLES AND ON-SITE VEHICLE MANEUVERABILITY

Sight triangles and vehicle maneuverability will be shown on the final site plan to be submitted with the application.

LOCATION OF MEDIAN OPENINGS ALONG US 1

The site is not located on US 1, hence median openings are not addressed.

TABLE 2

TRAFFIC VOLUME AT STUDY LOCATIONS

(US 1 Considered a East/West Roadway for Analysis Purposes)

Overseas Highway Intersection & Approach	2005 PM PEAK VOLUME	PEAK SEASON INCREASE VOLUME	PEAK SEASON VOLUME	YEAR 2007 BACKGROUND GROWTH INCREASE VOLUME ²	YEAR 2007 WITHOUT SITE VOLUME SUBTOTAL	SITE VOLUME	YEAR 2007 WITH SITE VOLUME
MacDonald Road							
EB THRU	1544	0	1544	19	1563	0	1563
EB RIGHT	451	0	451	3	454	14	468
WB THRU	878	0	878	11	889	0	889
NB LEFT	408	0	408	3	411	7	418
Cross Street (03/08/05)							
EB THRU	1932	0	1932	24	1956	14	1970
EB RIGHT	216	0	216	1	217	0	217
WB LEFT	12	0	12	0	12	0	12
WB THRU	1402	0	1402	18	1420	7	1427
NB LEFT	195	0	195	1	196	0	196
NB RIGHT	43	0	43	0	43	0	43
College Road (03/08/05)							
EB LEFT	186	0	186	1	187	0	187
EB THRU	2210	0	2210	28	2238	14	2252
WB THRU	1635	0	1635	20	1655	7	1662
WB RIGHT	31	0	31	0	31	0	31
SB LEFT	125	0	125	1	126	0	126
SB RIGHT	221	0	221	1	222	0	222
Roosevelt Boulevard (12/06/05)							
WB LEFT	538	126	664	7	671	3	674
WB RIGHT	928	218	1146	12	1158	4	1162
NB THRU	126	15	141	1	142	0	142
NB RIGHT	1085	255	1340	14	1354	6	1360
SB LEFT	1091	256	1347	14	1361	8	1369
SB THRU	176	21	197	1	198	0	198

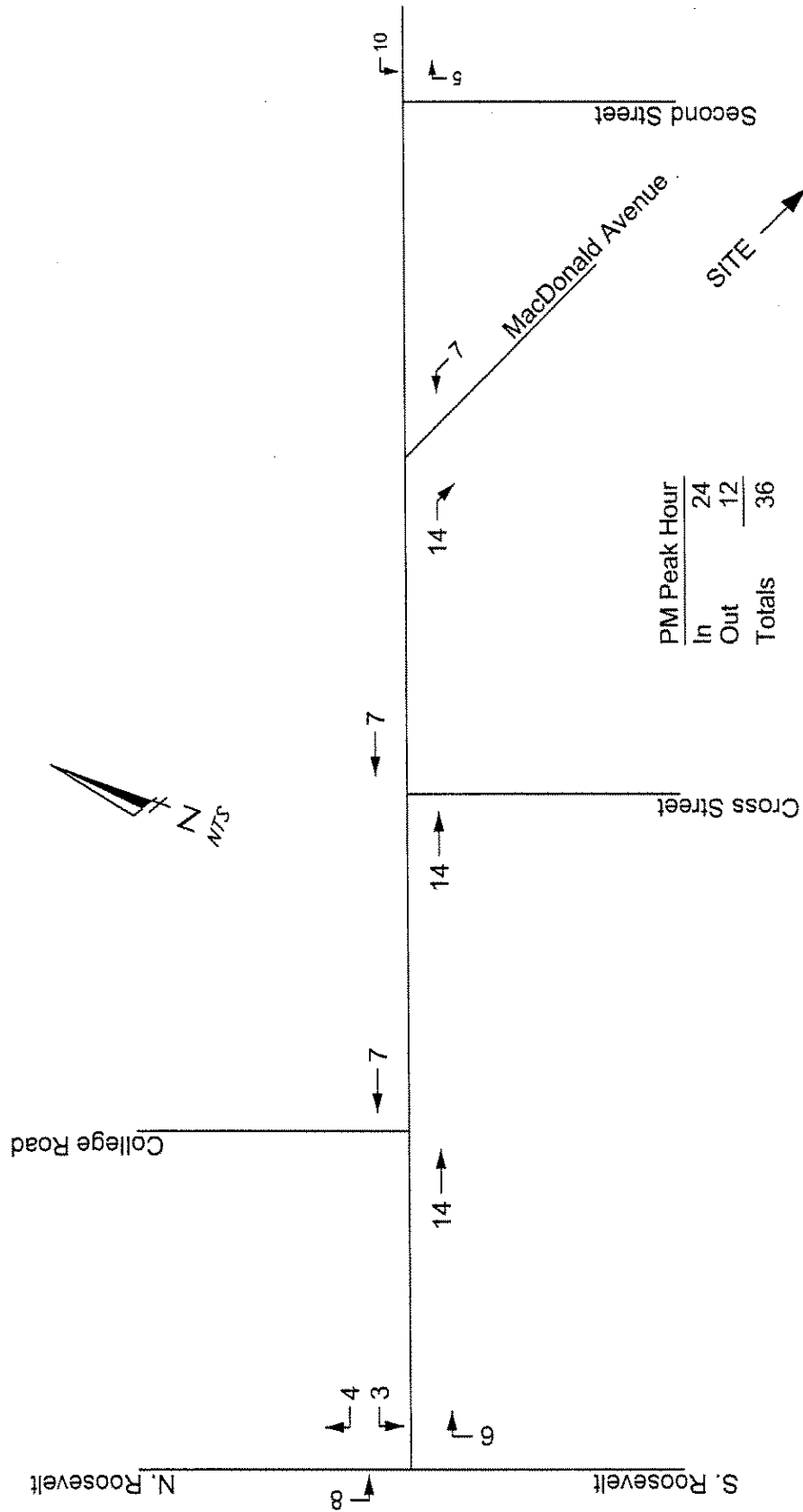
TABLE 3

LEVEL OF SERVICE AT STUDY LOCATIONS

(US 1 Considered a East/West Roadway for Analysis Purposes)

Overseass Highway Intersection & Approach	2005 PM PEAK LOS	YEAR 2007 WITHOUT SITE LOS	YEAR 2007 WITH SITE LOS
MacDonald Avenue			
EB THRU	B	B	B
EB RIGHT	B	B	B
WB THRU	A	A	A
NB LEFT	D	D	D
INTERSECTION LOS	B	B	B
Cross Street			
EB THRU	C	C	C
WB LEFT	B	B	B
WB THRU	B	B	B
NB LEFT	D	D	D
NB RIGHT	C	C	C
INTERSECTION LOS	C	C	C
College Road			
EB LEFT	D	D	D
EB THRU	C	C	C
WB THRU	C	C	C
WB RIGHT	B	B	B
SB LEFT	D	D	D
SB RIGHT	C	C	C
INTERSECTION LOS	C	C	C
Roosevelt Boulevard			
WB LEFT	D	D	D*
WB RIGHT	A	A	A*
NB THRU	D	D	D*
NB RIGHT	C	C	C*
SB LEFT	D	D	D*
SB THRU	C	C	B*
INTERSECTION LOS	C	C	C*

* LOS improved with minor modification of signal timing



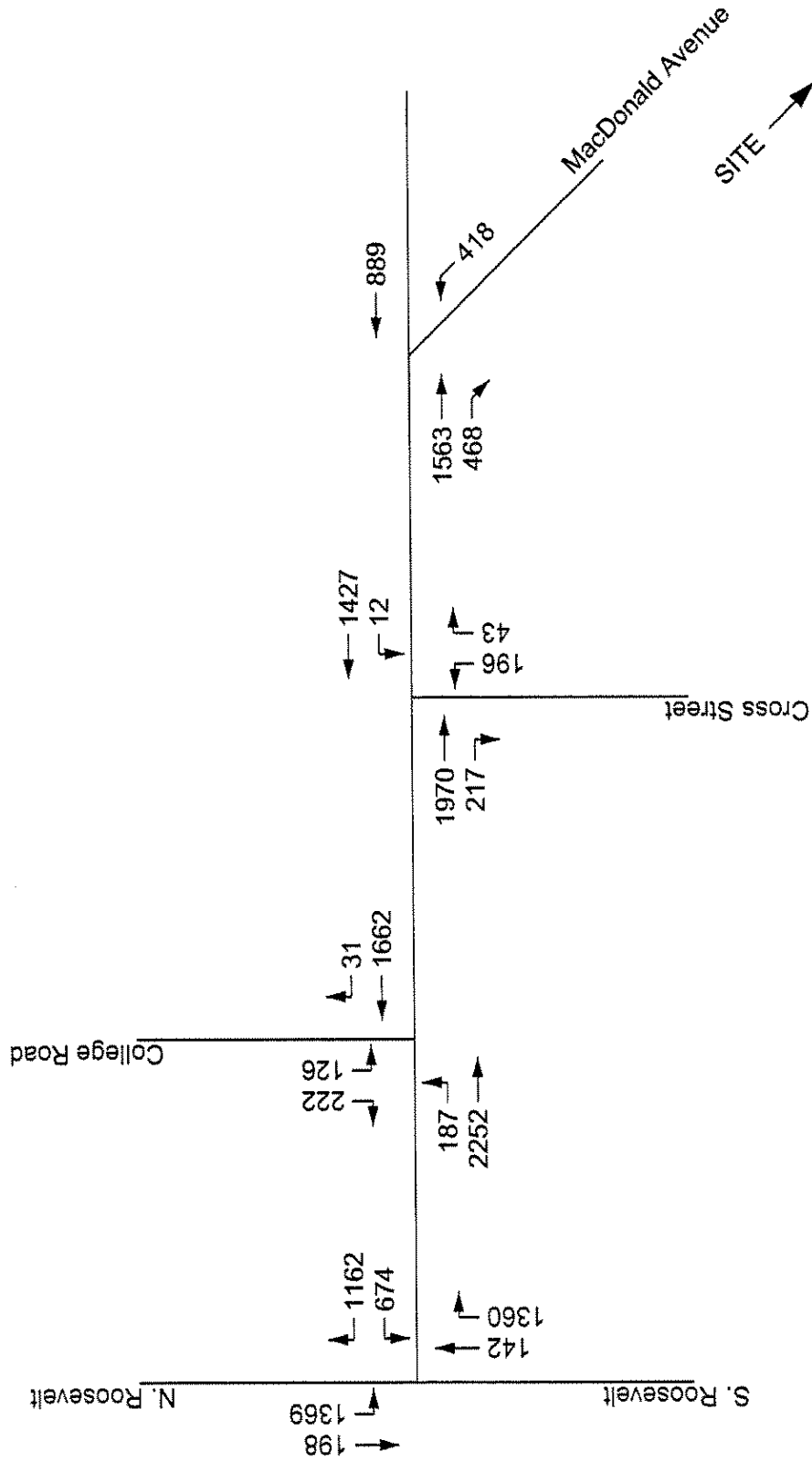
PM Peak Hour Site Only Traffic

Kings Pointe

Figure 3



TRANSPORT ANALYSIS PROFESSIONALS



Year 2007 With Site Volume

Kings Pointe

Figure 4



TRANSPORT ANALYSIS PROFESSIONALS

TABLE 4 -- KING'S POINTE ARTERIAL TRIP ASSIGNMENT SUMMARY

Project: King's Pointe												
Location: Stock Island												
Approx. US-1 MM: 5.5												
Development Type: Mixed use												
Project Size: Varies												
Daily Trip Volume: Varies												
Weekday: Varies												
Saturday: Varies												
Sunday: Varies												
Average Trip Length: Trip Distribution: 42 % N / E												
12 miles N / E												
3 miles S / W 58 % S / W												
Weighted Daily Volume: 462.00 (Net Trips)												
See report for pass-by analysis												
Trip Generation Source:												
ITE <input checked="" type="checkbox"/> ITE Land Use Code No.:												
OTHER <input checked="" type="checkbox"/> See Report												
Total Daily Trips												
462												
Percent Pass-By Trips												
0												
Percent Primary Trips												
100												
(1) Primary Trips												
462												
US-1 Segment Number												
#1												
US-1 Segment Limits												
Begin MM												
4.0												
End MM												
5.0												
(2) Percent Directional Split												
58												
(3) % Impact Based on Trip Length												
83												
Project Generated Trips												
(1) (2) (3)												
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* LOS C Allocation

APPENDIX

TURNING MOVEMENT DATA

TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210

Miami, Florida 33183

Phone: (305)385-0777 Fax: (305)385-9997

Counter: XRoads

Counted By: Camera

Weather: Clear

Other: Stock Island Housing

File Name : 6702macdonald@us1

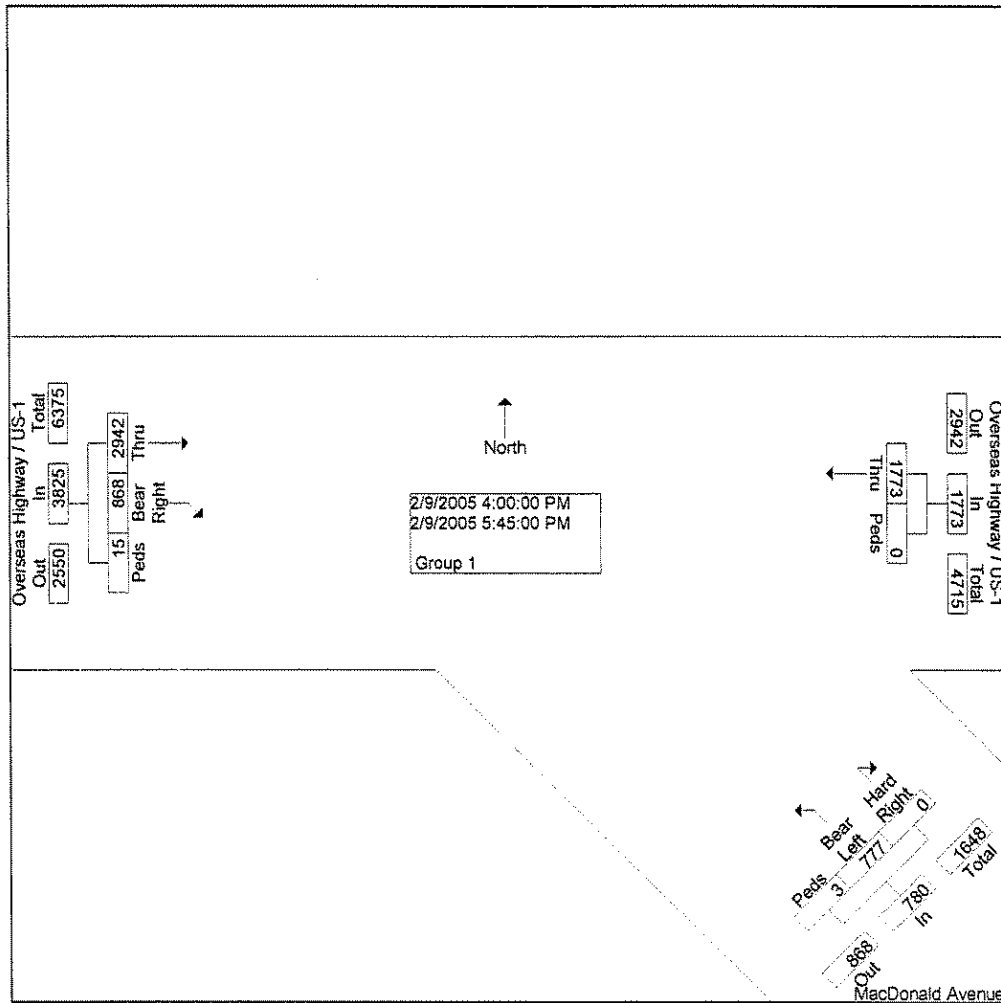
Site Code : 00210052

Start Date : 02/09/2005

Page No : 1

Groups Printed- Group 1

Start Time	Overseas Highway / US-1 Westbound					MacDonald Avenue Northwestbound				Overseas Highway / US-1 Eastbound					Int. Total
	Left	Thru	Right	Peds	App. Total	Bear Left	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Peds	App. Total	
Factor	1.0	1.0	1.0	1.0		1.0	1.0	1.0		1.0	1.0	1.0	1.0		
16:00	0	247	0	0	247	101	0	0	101	0	393	117	3	513	861
16:15	0	232	0	0	232	93	0	0	93	0	332	98	4	434	759
16:30	0	230	0	0	230	89	0	0	89	0	329	107	2	438	757
16:45	0	231	0	0	231	93	0	0	93	0	385	121	0	506	830
Total	0	940	0	0	940	376	0	0	376	0	1439	443	9	1891	3207
17:00	0	198	0	0	198	129	0	0	129	0	395	119	5	519	846
17:15	0	219	0	0	219	99	0	3	102	0	388	111	0	499	820
17:30	0	230	0	0	230	87	0	0	87	0	376	100	0	476	793
17:45	0	186	0	0	186	86	0	0	86	0	344	95	1	440	712
Total	0	833	0	0	833	401	0	3	404	0	1503	425	6	1934	3171
Grand Total	0	1773	0	0	1773	777	0	3	780	0	2942	868	15	3825	6378
Apprch %	0.0	100.0	0.0	0.0		99.6	0.0	0.4		0.0	76.9	22.7	0.4		
Total %	0.0	27.8	0.0	0.0	27.8	12.2	0.0	0.0	12.2	0.0	46.1	13.6	0.2	60.0	

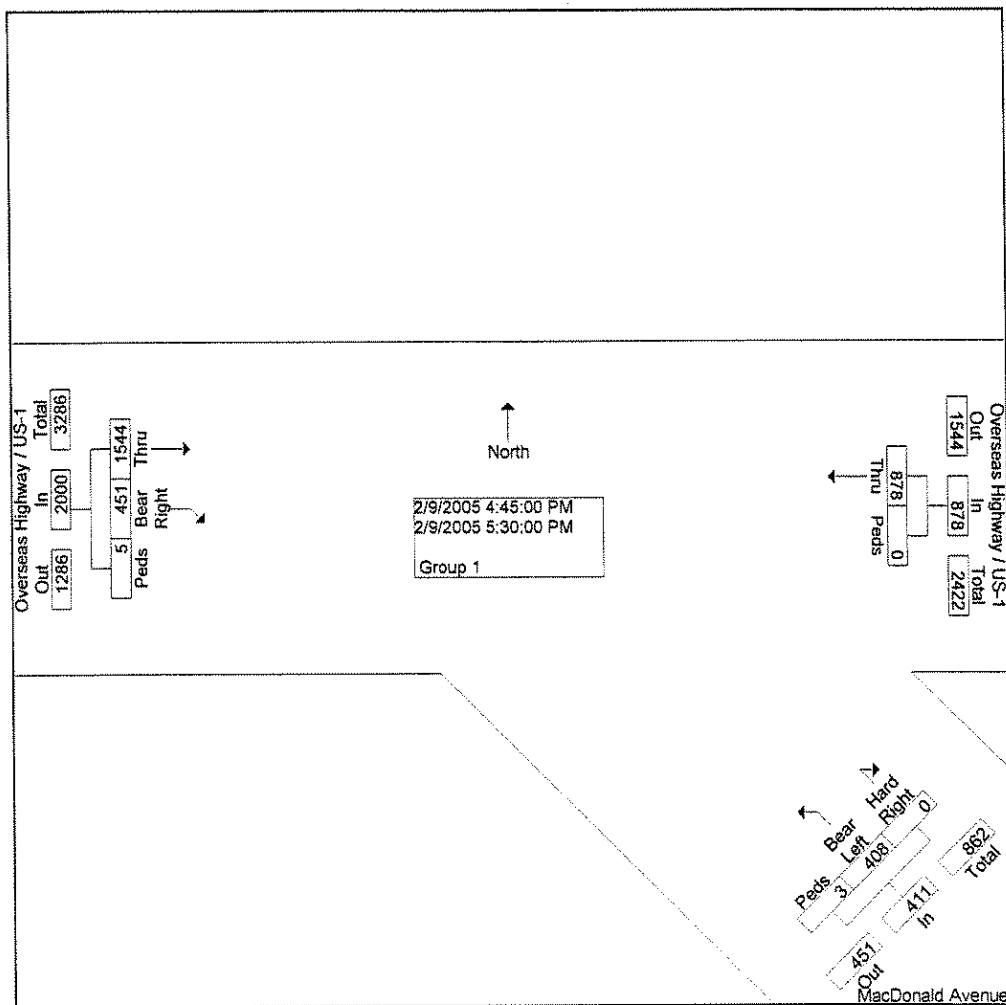


TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210
Miami, Florida 33183
Phone: (305)385-0777 Fax: (305)385-9997

File Name : 6702macdonald@us1
Site Code : 00210052
Start Date : 02/09/2005
Page No : 2

	Overseas Highway / US-1 Westbound					MacDonald Avenue Northwestbound				Overseas Highway / US-1 Eastbound					
Start Time	Left	Thru	Right	Peds	App. Total	Bear Left	Hard Right	Peds	App. Total	Left	Thru	Bear Right	Peds	App. Total	Int. Total
Peak Hour From 16:00 to 17:45 - Peak 1 of 1															
Intersection	16:45														
Volume	0	878	0	0	878	408	0	3	411	0	1544	451	5	2000	3289
Percent	0.0	100.0	0.0	0.0		99.3	0.0	0.7		0.0	77.2	22.6	0.3		
Volume	0	878	0	0	878	408	0	3	411	0	1544	451	5	2000	3289
Volume	0	198	0	0	198	129	0	0	129	0	395	119	5	519	846
Peak Factor															0.972
High Int.	16:45					17:00				17:00					
Volume	0	231	0	0	231	129	0	0	129	0	395	119	5	519	
Peak Factor						0.950				0.797					0.963



TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210

Miami, Florida 33183

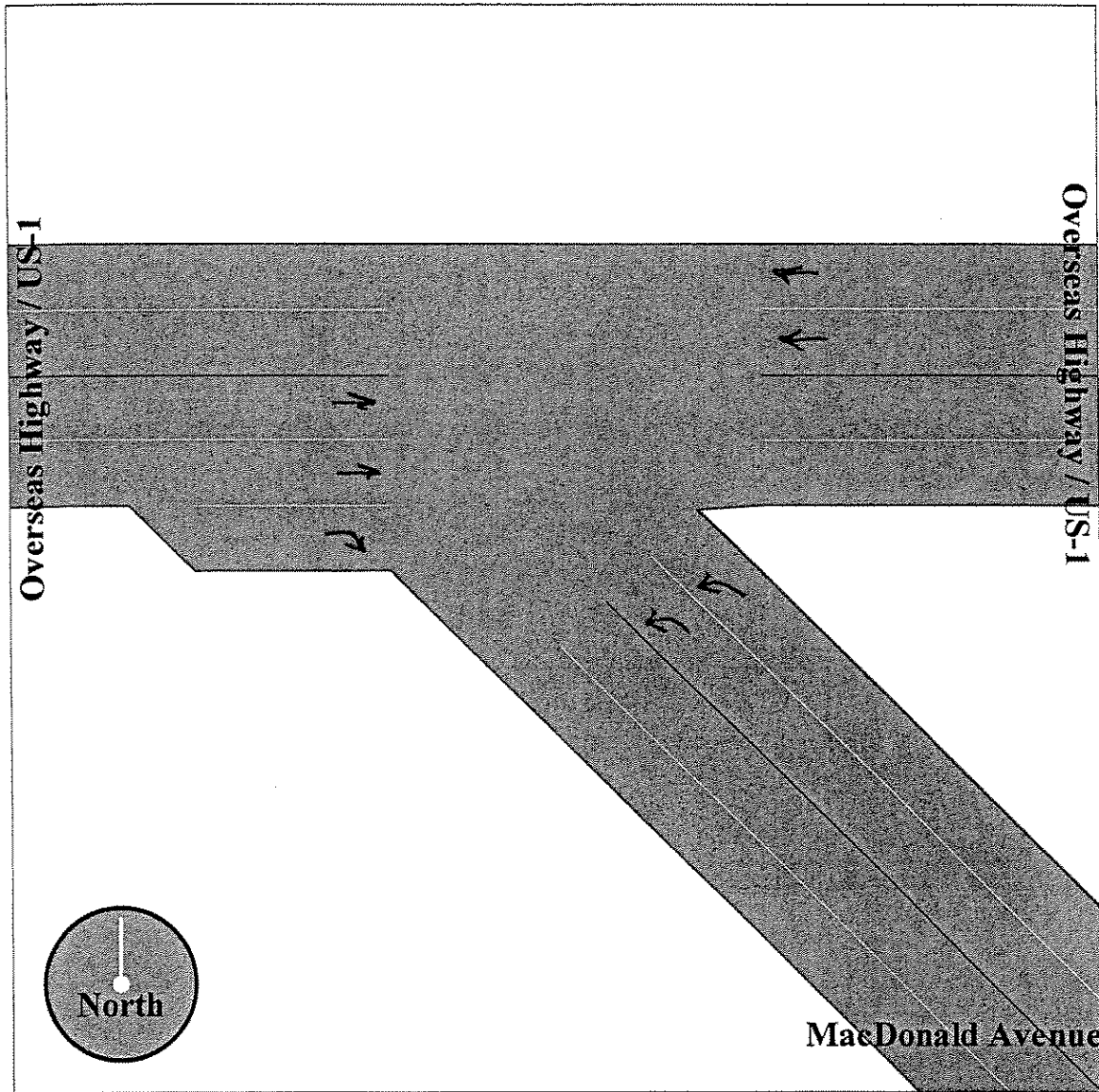
Phone: (305)385-0777 Fax: (305)385-9997

File Name : 6702macdonald@us1

Site Code : 00210052

Start Date : 02/09/2005

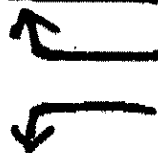
Page No : 3



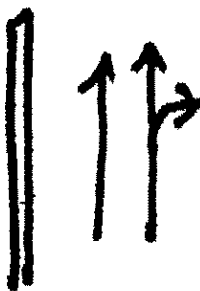
CROSS STREET

&
US-1

US-1



CROSS ST.



CROSSROADS ENGINEERING DATA, INC.

13284 SW 120TH ST,
MIAMI, FLORIDA 33186
305-233-3997

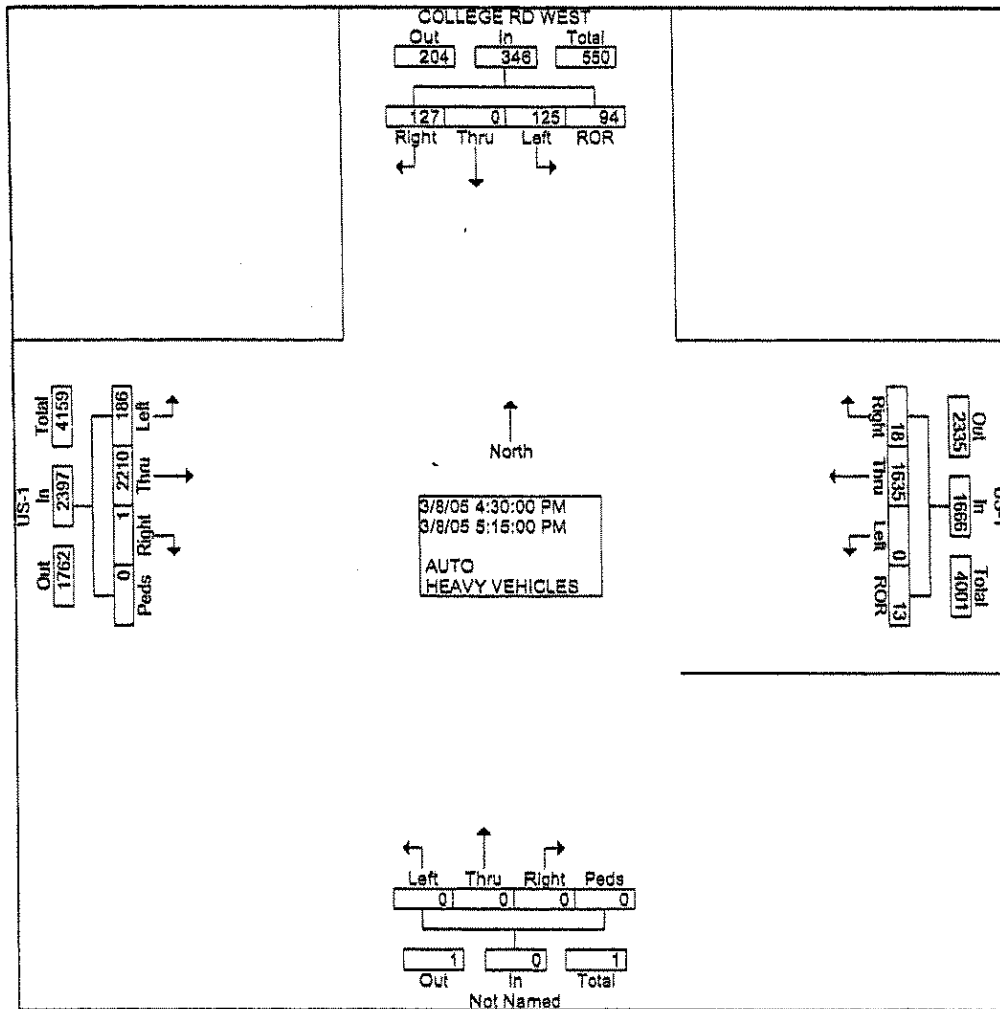
File Name : COLLEGE&US-1

Site Code : 03090503

Start Date : 03/08/2005

Page No : 2

	COLLEGE RD WEST From North					US-1 From East					From South					US-1 From West					
Start Time	Right t	Thru	Left	RO R	App. Total	Right t	Thru	Left	RO R	App. Total	Right t	Thru	Left	Ped s	App. Total	Right t	Thru	Left	Ped s	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1 Intersection 04:30 PM																					
Volume	127	0	125	94	346	18	163	0	13	1666	0	0	0	0	0	1	221	186	0	2397	4409
Percent	36.7	0.0	36.1	27.2		1.1	98.1	0.0	0.8		0.0	0.0	0.0	0.0		0.0	92.2	7.8	0.0		
05:00 Volume	46	0	41	23	110	5	450	0	2	457	0	0	0	0	0	0	486	56	0	542	1109
Peak Factor																					0.994
High Int. Volume	05:00 PM 46	0	41	23	110	05:00 PM 5	450	0	2	457	3:45:00 PM 0	0	0	0	0	05:15 PM 1	647	47	0	695	
Peak Factor					0.786					0.911										0.862	



CROSSROADS ENGINEERING DATA, INC.

13284 SW 120TH ST,
MIAMI, FLORIDA 33186
305-233-3997

CLIENT : TAP
JOB NO : 2005-24
PROJECT: STOCK ISLAND
COUNTY : MONROE

File Name : COLLEGE&US-1
Site Code : 03090503
Start Date : 03/08/2005
Page No : 1

Groups Printed- AUTO - HEAVY VEHICLES

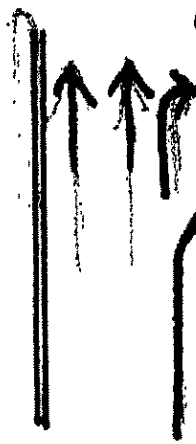
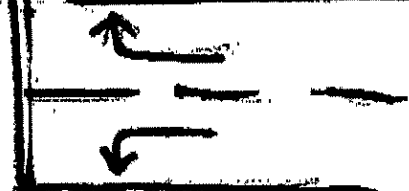
Start Time	COLLEGE RD WEST From North				US-1 From East				From South				US-1 From West				Int. Total
	Right	Thru	Left	ROR	Right	Thru	Left	ROR	Right	Thru	Left	Peds	Right	Thru	Left	Peds	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
04:00 PM	39	0	16	25	8	436	0	1	0	0	0	0	0	563	33	0	1121
04:15 PM	44	0	27	26	6	336	0	2	0	0	0	0	0	517	28	0	986
04:30 PM	48	0	17	23	2	422	0	5	0	0	0	0	0	537	43	0	1097
04:45 PM	27	0	30	23	5	437	0	4	0	0	0	0	0	540	40	0	1106
Total	158	0	90	97	21	1631	0	12	0	0	0	0	0	2157	144	0	4310
05:00 PM	46	0	41	23	5	450	0	2	0	0	0	0	0	486	56	0	1109
05:15 PM	6	0	37	25	6	326	0	2	0	0	0	0	1	647	47	0	1097
05:30 PM	26	0	33	24	6	368	0	3	0	0	0	0	0	568	52	0	1070
05:45 PM	10	0	12	23	8	369	0	2	0	0	0	0	0	481	47	0	972
Total	88	0	123	95	25	1523	0	9	0	0	0	0	1	2182	202	0	4248
Grand Total	246	0	213	192	46	3154	0	21	0	0	0	0	1	4339	346	0	8558
Approch %	37.8	0.0	32.7	29.5	1.4	97.9	0.0	0.7	0.0	0.0	0.0	0.0	0.0	92.6	7.4	0.0	
Total %	2.9	0.0	2.5	2.2	0.5	36.9	0.0	0.2	0.0	0.0	0.0	0.0	0.0	50.7	4.0	0.0	

US-1
&
COLLEGE RD WEST



US-1

COLLEGE RD W.

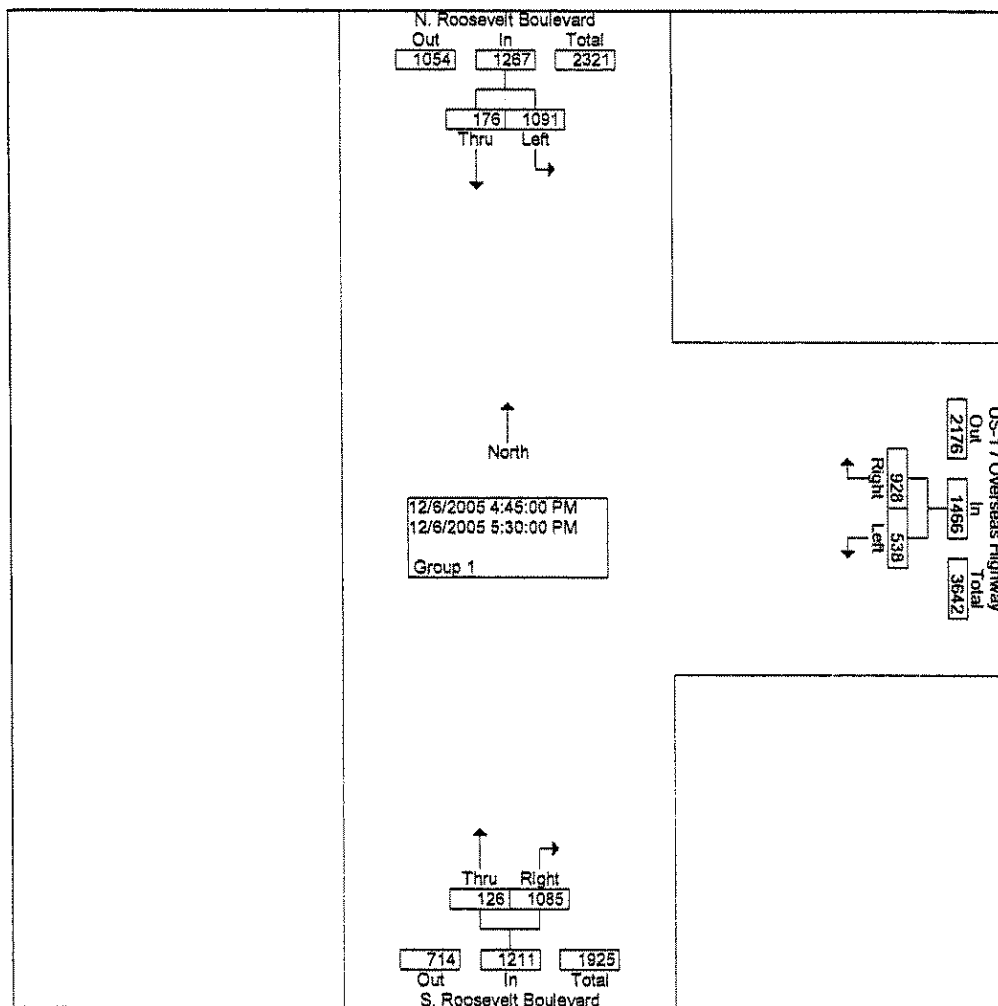


TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210
Miami, Florida 33183
Phone: (305)385-0777 Fax: (305)385-9997

File Name : 5785Roosevelt@US1PM
Site Code : 57850001
Start Date : 12/06/2005
Page No : 2

	N. Roosevelt Boulevard Southbound				US-1 / Overseas Highway Westbound					S. Roosevelt Boulevard Northbound					US-1 / Overseas Highway Eastbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	RTOR	Right	App. Total	Left	Thru	RTOR	Right	App. Total	Left	Thru	Right	App. Total	Int. Total	
Peak Hour From 16:00 to 17:45 - Peak 1 of 1																				
Intersection	16:45																			
Volume	1091	176	0	1267	538	0	616	312	1466	0	126	815	270	1211	0	0	0	0	3944	
Percent	86.1	13.9	0.0		36.7	0.0	42.0	21.3		0.0	10.4	67.3	22.3		0.0	0.0	0.0			
Volume	1091	176	0	1267	538	0	616	312	1466	0	126	815	270	1211	0	0	0	0	3944	
Volume	299	43	0	342	116	0	180	70	366	0	31	216	84	331	0	0	0	0	1039	
Peak Factor																				0.949
High Int.	17:15				17:00					16:45					3:45:00 PM					
Volume	291	52	0	343	167	0	149	83	399	0	31	216	84	331						
Peak Factor	0.923				0.919					0.915										



TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210

Miami, Florida 33183

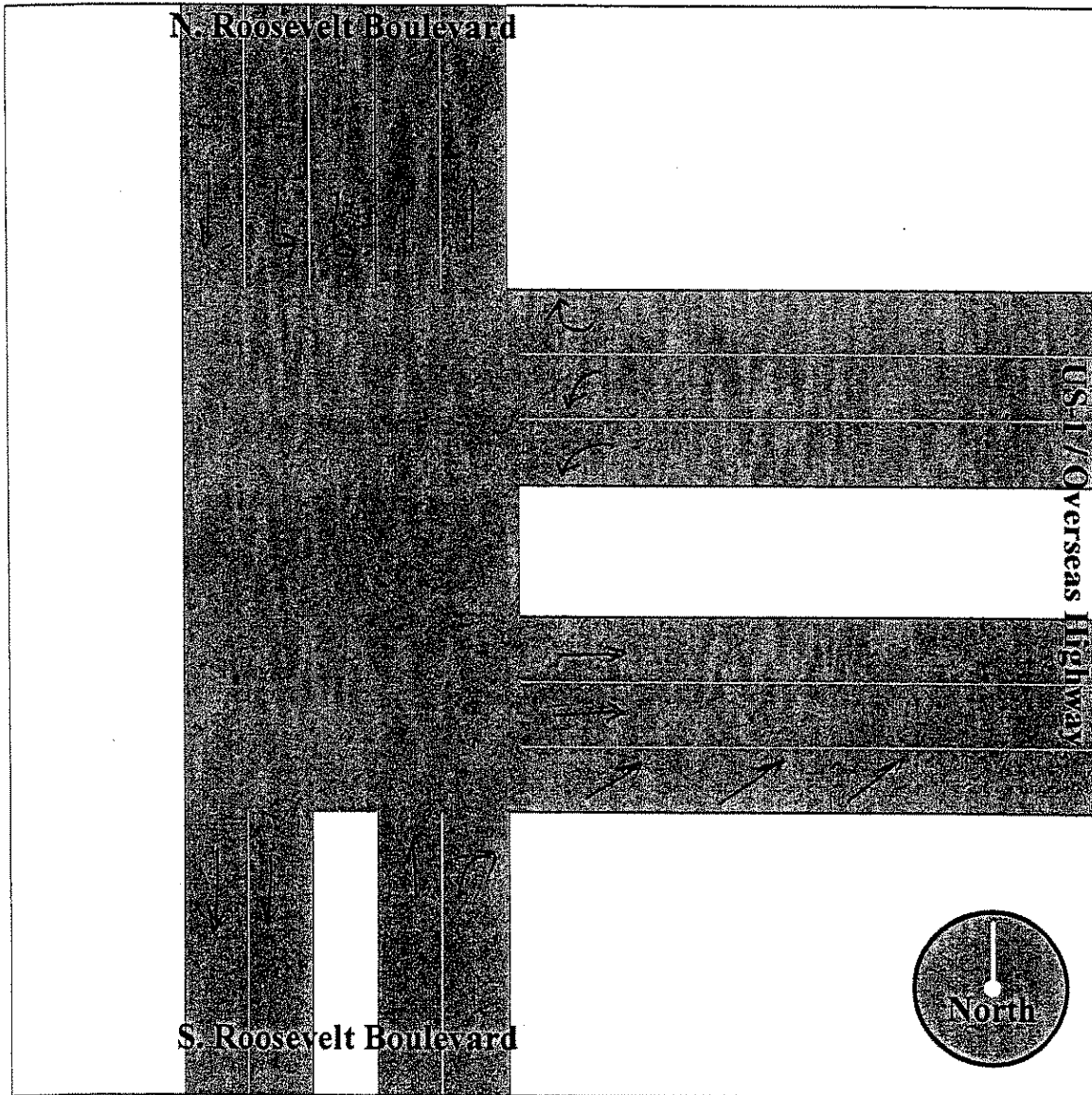
Phone: (305)385-0777 Fax: (305)385-9997

File Name : 5785Roosevelt@US1PM

Site Code : 57850001

Start Date : 12/06/2005

Page No : 3



TRANSPORT ANALYSIS PROFESSIONALS, Inc.

8701 SW 137th Avenue, Suite 210

Miami, Florida 33183

Phone: (305)385-0777 Fax: (305)385-9997

Counter: 3071
Counted By: Lucas
Weather: Clear
Other:

File Name : 5785Roosevelt@US1PM

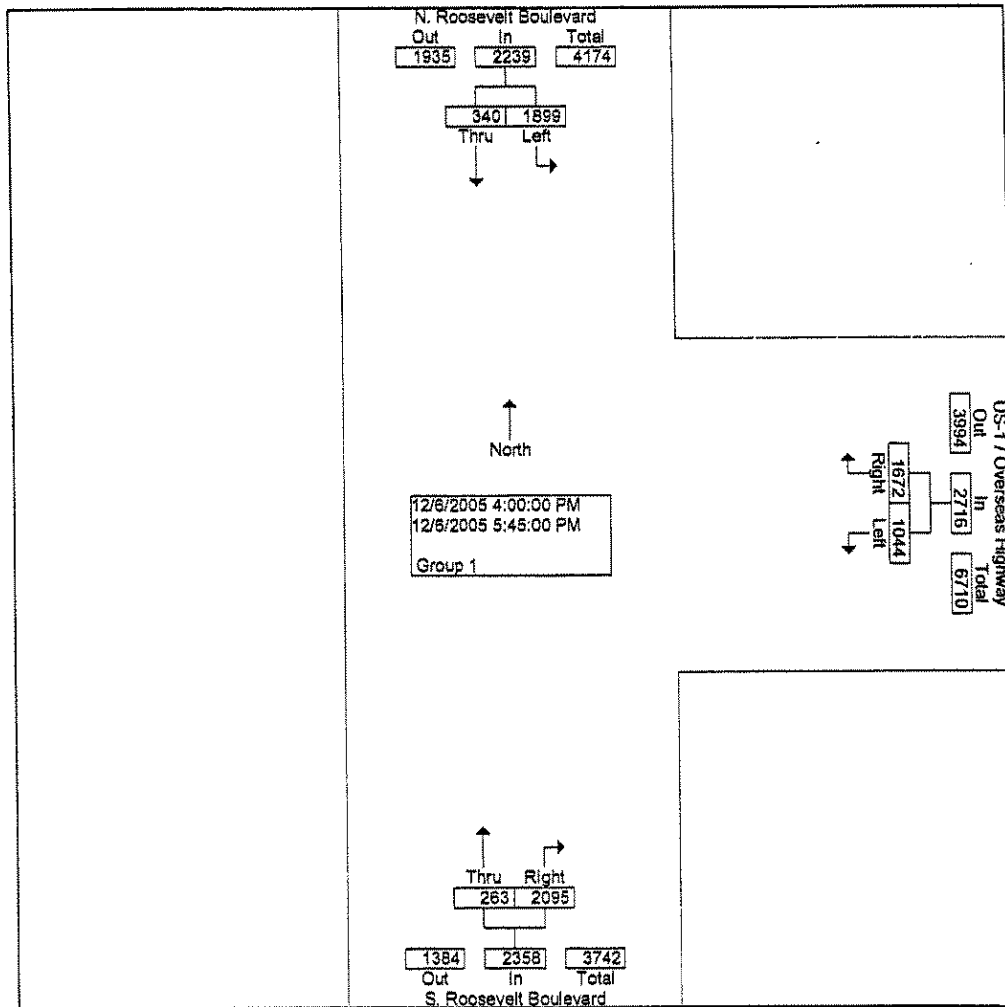
Site Code : 57850001

Start Date : 12/06/2005

Page No : 1

Groups Printed- Group 1

	N. Roosevelt Boulevard Southbound				US-1 / Overseas Highway Westbound					S. Roosevelt Boulevard Northbound					US-1 / Overseas Highway Eastbound					
Start Time	Left	Thru	Right	App. Total	Left	Thru	RTOR	Right	App. Total	Left	Thru	RTOR	Right	App. Total	Left	Thru	Right	App. Total	Int. Total	
Factor	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0		1.0	1.0	1.0			
16:00	185	44	0	229	113	0	97	66	276	0	35	161	91	287	0	0	0	0	792	
16:15	167	39	0	206	125	0	116	68	309	0	35	187	102	324	0	0	0	0	839	
16:30	174	42	0	216	126	0	122	78	326	0	40	180	86	306	0	0	0	0	848	
16:45	299	43	0	342	116	0	180	70	366	0	31	216	84	331	0	0	0	0	1039	
Total	825	168	0	993	480	0	515	282	1277	0	141	744	363	1248	0	0	0	0	3518	
17:00	253	43	0	296	167	0	149	83	399	0	26	231	51	308	0	0	0	0	1003	
17:15	291	52	0	343	135	0	162	75	372	0	40	210	60	310	0	0	0	0	1025	
17:30	248	38	0	286	120	0	125	84	329	0	29	158	75	262	0	0	0	0	877	
17:45	282	39	0	321	142	0	133	64	339	0	27	164	39	230	0	0	0	0	890	
Total	1074	172	0	1246	564	0	569	306	1439	0	122	763	225	1110	0	0	0	0	3795	
Grand Total	1899	340	0	2239	1044	0	1084	588	2716	0	263	1507	588	2358	0	0	0	0	7313	
Approch %	84.8	15.2	0.0		38.4	0.0	39.9	21.6		0.0	11.2	63.9	24.9		0.0	0.0	0.0			
Total %	26.0	4.6	0.0	30.6	14.3	0.0	14.8	8.0	37.1	0.0	3.6	20.6	8.0	32.2	0.0	0.0	0.0	0.0		



ITE TRIP GENERATION

Summary of Trip Generation Calculation
 For 3.2 Th.Gr.Sq.Ft. of Quality Restaurant
 January 18, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	89.95	36.81	1.00	288
7-9 AM Peak Hour Enter	0.00	0.00	1.00	0
7-9 AM Peak Hour Exit	0.00	0.00	1.00	0
7-9 AM Peak Hour Total	0.81	0.93	1.00	3
4-6 PM Peak Hour Enter	5.02	0.00	1.00	16
4-6 PM Peak Hour Exit	2.47	0.00	1.00	8
4-6 PM Peak Hour Total	7.49	4.89	1.00	24
AM Pk Hr, Generator, Enter	4.57	0.00	1.00	15
AM Pk Hr, Generator, Exit	1.00	0.00	1.00	3
AM Pk Hr, Generator, Total	5.57	3.79	1.00	18
PM Pk Hr, Generator, Enter	5.59	0.00	1.00	18
PM Pk Hr, Generator, Exit	3.43	0.00	1.00	11
PM Pk Hr, Generator, Total	9.02	4.55	1.00	29
Saturday 2-Way Volume	94.36	34.42	1.00	302
Saturday Peak Hour Enter	6.38	0.00	1.00	20
Saturday Peak Hour Exit	4.44	0.00	1.00	14
Saturday Peak Hour Total	10.82	4.38	1.00	35
Sunday 2-Way Volume	72.16	32.35	1.00	231
Sunday Peak Hour Enter	5.28	0.00	1.00	17
Sunday Peak Hour Exit	3.10	0.00	1.00	10
Sunday Peak Hour Total	8.38	3.88	1.00	27

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

Weighted Daily Volume

$$\frac{288(5) + 302 + 231}{7} = 281.8$$

$$\begin{array}{r} 282 \\ \text{Less Pass-by} \\ 44\% \quad - 124 \\ \hline 158 \end{array}$$

Summary of Pass-By Trips
For 3.2 Th.Gr.Sq.Ft. of Quality Restaurant
January 18, 2006

	Driveway Volume	Pass-By Trips	Volume Added to Adjacent Streets
Average Weekday			
7-9 AM Peak Hour Enter	0	0	0
7-9 AM Peak Hour Exit	0	0	0
7-9 AM Peak Hour Total	3	0	3
4-6 PM Peak Hour Enter	16	7	9
4-6 PM Peak Hour Exit	8	4	4
4-6 PM Peak Hour Total	24	11	13
Saturday			
Saturday Peak Hour Enter	20	0	20
Saturday Peak Hour Exit	14	0	14
Saturday Peak Hour Total	35	0	35

Note: A zero indicates no data available.
Source: Institute of Transportation Engineers
Trip Generation Handbook, March, 2001

TRIP GENERATION BY MICROTRANS

Summary of Trip Generation Calculation
 For 32 Dwelling Units of Residential Condominium / Townhouse
 January 18, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	5.86	3.09	1.00	188
7-9 AM Peak Hour Enter	0.07	0.00	1.00	2
7-9 AM Peak Hour Exit	0.37	0.00	1.00	12
7-9 AM Peak Hour Total	0.44	0.69	1.00	14
4-6 PM Peak Hour Enter	0.35	0.00	1.00	11
4-6 PM Peak Hour Exit	0.17	0.00	1.00	5
4-6 PM Peak Hour Total	0.52	0.75	1.00	16 16
AM Pk Hr, Generator, Enter	0.08	0.00	1.00	3
AM Pk Hr, Generator, Exit	0.36	0.00	1.00	12
AM Pk Hr, Generator, Total	0.44	0.68	1.00	14
PM Pk Hr, Generator, Enter	0.33	0.00	1.00	11
PM Pk Hr, Generator, Exit	0.19	0.00	1.00	6
PM Pk Hr, Generator, Total	0.52	0.75	1.00	17
Saturday 2-Way Volume	5.67	3.10	1.00	181
Saturday Peak Hour Enter	0.25	0.00	1.00	8
Saturday Peak Hour Exit	0.22	0.00	1.00	7
Saturday Peak Hour Total	0.47	0.71	1.00	15
Sunday 2-Way Volume	4.84	2.71	1.00	155
Sunday Peak Hour Enter	0.22	0.00	1.00	7
Sunday Peak Hour Exit	0.23	0.00	1.00	7
Sunday Peak Hour Total	0.45	0.70	1.00	14

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

$$\begin{aligned}
 &\text{Weighted Daily Volume} \\
 &\frac{188(5) + 181 + 155}{7} = 182.2 \\
 &\quad \quad \quad \underline{182}
 \end{aligned}$$

Summary of Trip Generation Calculation
 For 8 Berths of Marina *Wet Slips*
 January 18, 2006

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	24
7-9 AM Peak Hour Enter	0.03	0.00	1.00	0
7-9 AM Peak Hour Exit	0.05	0.00	1.00	0
7-9 AM Peak Hour Total	0.08	0.00	1.00	1
4-6 PM Peak Hour Enter	0.11	0.00	1.00	1
4-6 PM Peak Hour Exit	0.08	0.00	1.00	1
4-6 PM Peak Hour Total	0.19	0.00	1.00	2
AM Pk Hr, Generator, Enter	0.11	0.00	1.00	1
AM Pk Hr, Generator, Exit	0.06	0.00	1.00	0
AM Pk Hr, Generator, Total	0.17	0.00	1.00	1
PM Pk Hr, Generator, Enter	0.11	0.00	1.00	1
PM Pk Hr, Generator, Exit	0.10	0.00	1.00	1
PM Pk Hr, Generator, Total	0.21	0.46	1.00	2
Saturday 2-Way Volume	3.22	2.64	1.00	26
Saturday Peak Hour Enter	0.12	0.00	1.00	1
Saturday Peak Hour Exit	0.15	0.00	1.00	1
Saturday Peak Hour Total	0.27	0.53	1.00	2
Sunday 2-Way Volume	6.40	5.75	1.00	51
Sunday Peak Hour Enter	0.21	0.00	1.00	2
Sunday Peak Hour Exit	0.10	0.00	1.00	1
Sunday Peak Hour Total	0.31	0.00	1.00	2

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

$$\begin{aligned} & \text{Weighted Daily Volume} \\ & \frac{24(5) + 26 + 51}{7} = 28.1 \\ & \quad \quad \quad \underline{28} \end{aligned}$$

CROSSROADS ENGINEERING DATA, INC.

13284 SW 120TH ST,
MIAMI, FLORIDA 33186
305-233-3997

CLIENT : TAP
JOB NO : 2005-24
PROJECT: STOCK ISLAND
COUNTY : MONROE

File Name : CROSS&US-1
Site Code : 03080519
Start Date : 03/08/2005
Page No : 1

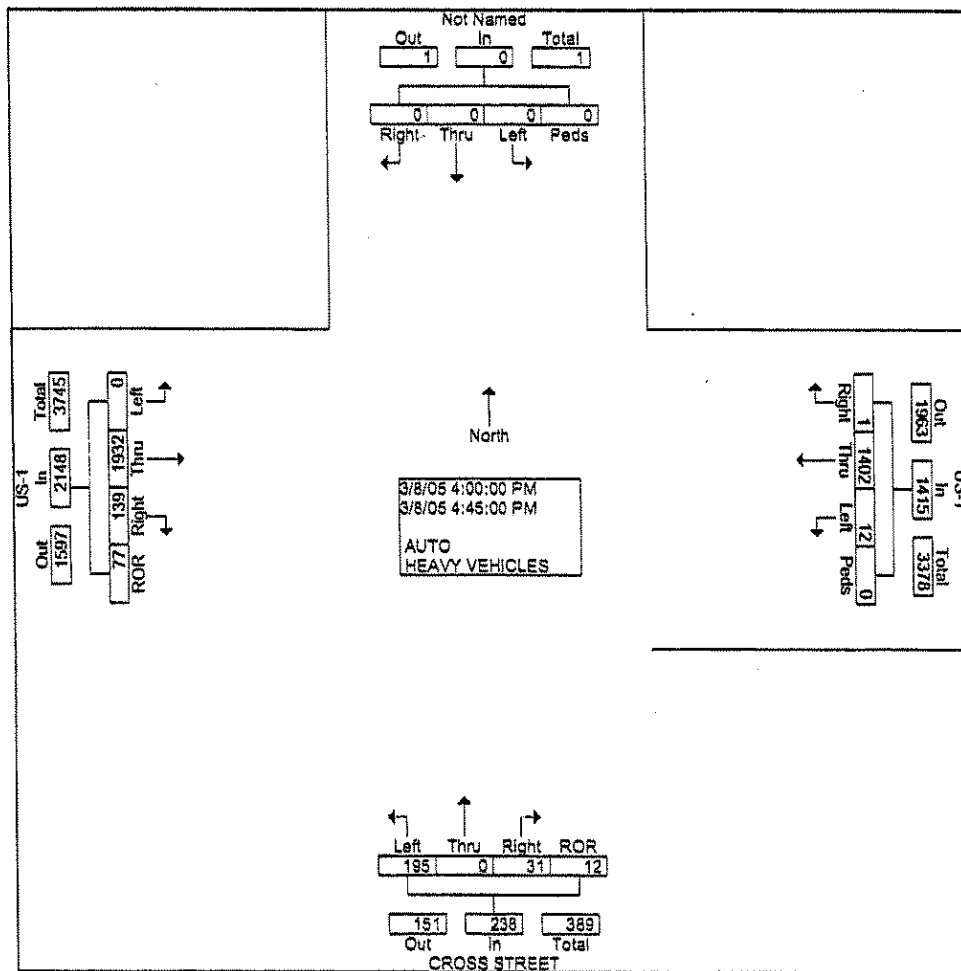
Groups Printed- AUTO - HEAVY VEHICLES

Start Time	From North				US-1 From East				CROSS STREET From South				US-1 From West				Int. Total
	Right	Thru	Left	Peds	Right	Thru	Left	Peds	Right	Thru	Left	ROR	Right	Thru	Left	ROR	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	
04:00 PM	0	0	0	0	0	378	4	0	9	0	35	4	41	512	0	19	1000
04:15 PM	0	0	0	0	0	350	6	0	9	0	25	2	37	499	0	10	938
04:30 PM	0	0	0	0	0	374	0	0	9	0	58	4	25	446	0	24	940
04:45 PM	0	0	0	0	1	302	2	0	4	0	77	2	36	475	0	24	923
Total	0	0	0	0	1	1402	12	0	31	0	195	12	139	1832	0	77	3801
05:00 PM	0	0	0	0	0	360	4	0	5	0	66	1	33	472	0	26	987
05:15 PM	0	0	0	0	0	288	9	0	6	0	59	6	50	483	0	20	924
05:30 PM	0	0	0	0	0	303	5	0	12	0	52	3	36	501	6	18	936
05:45 PM	0	0	0	0	0	325	7	0	7	0	52	2	26	408	0	20	847
Total	0	0	0	0	0	1276	25	0	33	0	229	12	145	1864	6	84	3674
Grand Total	0	0	0	0	1	2678	37	0	64	0	424	24	284	3796	6	161	7475
Apprch %	0.0	0.0	0.0	0.0	0.0	98.6	1.4	0.0	12.5	0.0	82.8	4.7	6.7	89.4	0.1	3.8	
Total %	0.0	0.0	0.0	0.0	0.0	35.8	0.5	0.0	0.9	0.0	5.7	0.3	3.8	50.8	0.1	2.2	

CROSSROADS ENGINEERING DATA, INC.
13284 SW 120TH ST,
MIAMI, FLORIDA 33186
305-233-3997

File Name : CROSS&US-1
Site Code : 03090519
Start Date : 03/08/2005
Page No : 2

	From North					US-1 From East					CROSS STREET From South					US-1 From West					
Start Time	Right t	Thru	Left	Ped s	App. Total	Right t	Thru	Left	Ped s	App. Total	Right t	Thru	Left	RO R	App. Total	Right t	Thru	Left	RO R	App. Total	Int. Total
Peak Hour From 04:00 PM to 05:45 PM - Peak 1 of 1 Intersection 04:00 PM																					
Volume	0	0	0	0	0	1	140	12	0	1415	31	0	195	12	238	139	193	0	77	2148	3801
Percent	0.0	0.0	0.0	0.0		0.1	99.1	0.8	0.0		13.0	0.0	81.9	5.0		6.5	89.9	0.0	3.6		
04:00 Volume	0	0	0	0	0	0	376	4	0	380	9	0	35	4	48	41	512	0	19	572	1000
Peak Factor																					0.950
High Int.	3:45:00 PM					04:00 PM					04:45 PM					04:00 PM					
Volume	0	0	0	0	0	0	376	4	0	380	4	0	77	2	83	41	512	0	19	572	
Peak Factor						0.931					0.717					0.939					



Summary of Trip Generation Calculation
 For 108 Berths of Marina
 January 18, 2006 *DRY RACKS*

	Average Rate	Standard Deviation	Adjustment Factor	Driveway Volume
Avg. Weekday 2-Way Volume	2.96	2.26	1.00	320
7-9 AM Peak Hour Enter	0.03	0.00	1.00	3
7-9 AM Peak Hour Exit	0.05	0.00	1.00	5
7-9 AM Peak Hour Total	0.08	0.00	1.00	9
4-6 PM Peak Hour Enter	0.11	0.00	1.00	12
4-6 PM Peak Hour Exit	0.08	0.00	1.00	9
4-6 PM Peak Hour Total	0.19	0.00	1.00	21
AM Pk Hr, Generator, Enter	0.11	0.00	1.00	12
AM Pk Hr, Generator, Exit	0.06	0.00	1.00	6
AM Pk Hr, Generator, Total	0.17	0.00	1.00	18
PM Pk Hr, Generator, Enter	0.11	0.00	1.00	12
PM Pk Hr, Generator, Exit	0.10	0.00	1.00	11
PM Pk Hr, Generator, Total	0.21	0.46	1.00	23
Saturday 2-Way Volume	3.22	2.64	1.00	348
Saturday Peak Hour Enter	0.12	0.00	1.00	13
Saturday Peak Hour Exit	0.15	0.00	1.00	16
Saturday Peak Hour Total	0.27	0.53	1.00	29
Sunday 2-Way Volume	6.40	5.75	1.00	691
Sunday Peak Hour Enter	0.21	0.00	1.00	23
Sunday Peak Hour Exit	0.10	0.00	1.00	11
Sunday Peak Hour Total	0.31	0.00	1.00	33

Note: A zero indicates no data available.
 Source: Institute of Transportation Engineers
 Trip Generation, 7th Edition, 2003.

TRIP GENERATION BY MICROTRANS

weighted Daily Volume *DRY RACK RATE*

$$\frac{(320(5) + 348 + 691) * 0.25}{7} = 94.25$$

94

INTERSECTION ANALYSES